



CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **PLANNING COMMISSION**

**FEBRUARY 5, 2015**

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CITY OF HAYWARD  
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**AGENDA**  
**HAYWARD PLANNING COMMISSION**  
**THURSDAY, FEBRUARY 05, 2015 , AT 7:00 PM**  
**COUNCIL CHAMBERS**

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**MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:**

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

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**ROLL CALL**

**SALUTE TO FLAG**

**PUBLIC COMMENT:** (The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action).

**ACTION ITEMS:** (The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item).

**PUBLIC HEARINGS:** For agenda item No. 1 and agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

1. Proposed subdivision and construction of 9 attached and detached single-family homes on a 0.60-acre site at 23877 and 23875 Eden Avenue; and 1500 and 1504 Sylvia Street, requiring adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8222 and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Bridgit Koller, Standard Pacific Corp. (Applicant), William and Rosita Ignacio (Owners).
2. Proposed subdivision and construction of 14 attached and detached single-family homes on a 1.0 acre site at 1561 Middle Lane and 23572 Saklan Road, requiring adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Sonja Dal Bianco 48 hours in advance of the meeting at (510) 583-4204, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

Planned Development, Vesting Tentative Tract Map 8219 and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Bridgit Koller, Standard Pacific Corp. (Applicant), Jon Sylvester (Owner).

[Staff Report](#)

[Attachment I\(a\)\(b\) - Area and Zoning Maps](#)

[Attachment II\(a\)\(b\) - Draft Conditions of Approval](#)

[Attachment III\(a\)\(b\) - Draft Mitigated Negative Declaration and MMRP](#)

[Attachment IV\(a\)\(b\) - Plans](#)

[Attachment V - Public Comments](#)

**COMMISSION REPORTS:**

3. Oral Report on Planning and Zoning Matters
4. Commissioners' Announcements, Referrals

**APPROVAL OF MINUTES**

5. [January 22, 2015](#)

**ADJOURNMENT**

**PLEASE TAKE NOTICE** that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

**NOTE:** Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.

**DATE:** February 5, 2015

**TO:** Planning Commission

**FROM:** Linda Ajello, AICP, Associate Planner  
John Nguyen, P.E., Development Review Engineer

**SUBJECT:** Proposed subdivision and construction of 9 attached and detached single-family homes on a 0.60-acre site at 23877 and 23875 Eden Avenue; and 1500 and 1504 Sylvia Street, requiring adoption of Resolution and Introduction of Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8222 and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Bridgit Koller, Standard Pacific Corp. (Applicant), William and Rosita Ignacio (Owners).

Proposed subdivision and construction of 14 attached and detached single-family homes on a 1.0 acre site at 1561 Middle Lane and 23572 Saklan Road, requiring adoption of Resolution and Introduction of Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8219 and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Bridgit Koller, Standard Pacific Corp. (Applicant), Jon Sylvester (Owner).

## **RECOMMENDATION**

Staff recommends that the Planning Commission recommends approval to the City Council of the proposed projects, including the adoption of the attached Initial Studies, Mitigated Negative Declarations (MND), Mitigation Monitoring and Reporting Programs (MMRP) (Attachment IV), and approval of the Zone Change and Vesting Tentative Tract Map applications to build fifteen attached and eight detached single-family homes, subject to the findings in this report and attached Conditions of Approval (Attachment II).

*Note: Two separate applications for the project are being processed concurrently to construct 23 additional two-story units and group open space on two sites located on Eden Avenue and Sylvia Street, and Saklan Road and Middle Lane. Since the sites are not all contiguous, separate applications and maps are required due to the nature of the projects, which will result in and function as one overall development; one staff report has been written. However, separate actions and findings will need to be made for each application.*

## **SUMMARY**

The projects are supported by staff because the proposed densities, 15.6 and 15.0 dwelling units per net acre, are consistent with the General Plan designation of Medium Density Residential, which allows up to 17.4 dwelling units per net acre. In addition, the projects are consistent with the initial phase of Camden Place, the recently approved Eden Pointe development, and the existing KB Home development in the surrounding area. With the additional units, the overall Camden Place development (one hundred sixty-four units) will result in 13.9 units per net acre. The homes are well-designed with high-quality architectural features that are consistent with the neighborhood character that has been created in surrounding residential developments. In addition, as described in this report, the project includes amenities to support making the required Planned Development (PD) rezone findings.

## **BACKGROUND**

This area and project sites were previously located in unincorporated Alameda County and was part of the Mt. Eden Phase I Annexation that was annexed into Hayward in March 2007. The area southeast of the project site to the south of West Street, Mt. Eden Phase II, followed in 2010. In November 2011, the City Council adopted a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and approved Zone Change and Vesting Tentative Tract Map 8086 for Dutra Enterprises to construct 144 attached and detached single-family homes on multiple parcels totaling 10.9 acres. In 2013, Standard Pacific Homes acquired the development, now known as Camden Place, which is currently under construction.

Subsequent new infrastructure improvements in both annexation areas and approval and construction of recent developments have transformed the character of this area of Hayward, which used to contain larger one-acre single-family lots. This project will continue to build upon renewal of this part of Hayward, continuing the high quality development standards established by Standard Pacific and KB Home.

The project sites are infill sites, totaling 1.6 acres, located within the Standard Pacific Camden Place development. The proponents of the Camden Place development were not able to acquire and integrate these properties into that project. The proposed project has been designed to be a continuation of the surrounding Standard Pacific development and the construction of the units will be integrated into the construction schedule of the existing development. The proposed homes continue the architectural design and site plan of the existing development and will be annexed into the existing home owners Association (HOA). The 0.60-acre property is bordered by the existing Standard Pacific development to the north, west and south, and a mobile home park across Eden Avenue to the east. The 1.0-acre site is bordered by the existing Standard Pacific development to the north, existing detached single-family homes to the east and south and industrial and light manufacturing uses to the west.

## DISCUSSION AND STAFF ANALYSIS

### Projects Descriptions

Middle Lane and Saklan Road (14 units - Tract 8219): This project requires a Zone Change from Medium Density Residential to Planned Development, because it does not meet certain development standards of the existing zoning district (e.g., minimum lot size, setbacks), as identified later in this report; and a Vesting Tentative Tract Map is proposed to subdivide the property in order to construct three detached and eleven attached single-family homes (see plans, Attachment IV (a)).

The proposed units are accessed off Saklan Road and Middle Lane, which are existing public streets, via new private courts. All of the units have two-car. One unit has a private driveway that can also accommodate an additional car. All guest parking is available on the surrounding public and private streets.

All private streets and private courts shall have a minimum twenty-four-foot wide travel lane, and will be constructed to the same standards as a public street. The proposed travel lane is adequate for circulation and meets the Fire Department accessibility requirements. The private streets are to be designated as fire lanes and no parking will be allowed except in the designated parking areas along the private streets that have a curb-to-curb width of twenty-eight feet for parking on one side, and thirty-six feet for parking on both sides of the street. Fire lane signage will be installed on private streets and curbs will be painted red as directed by the Fire Chief and City Engineer. Full frontage improvements, including curb, gutter and sidewalk, have been installed with recent street improvements along Saklan Road, Middle Lane and Eden Avenue. Any damage to these public street improvements during construction will be repaired, and the full width of these surrounding streets with project frontage shall be slurry sealed prior to the issuance of a final construction report for tract acceptance. Fire lane signage shall be installed to the satisfaction of the Fire Chief and City Engineer.

Site Plan – The proposed homes will be constructed on lots ranging from 1,432 to 3,722 square feet. The three detached units are located on the larger lots and the attached units located on the smaller lots, with an average lot size of 2,200 square feet, consistent with the surrounding development.

Eden Avenue and Sylvia Street (9 units - Tract 8222): This project requires a Zone Change from Medium Density Residential to Planned Development, because the project does not meet certain development standards of the existing zoning district (e.g., minimum lot size, setbacks), as identified later in this report; and a Vesting Tentative Tract Map is proposed to subdivide the property in order to construct five detached and four attached single-family homes (see plans, Attachment IV (b)). Three of the proposed detached units were included in the original 144 units approved in 2011 (Tract 8086). However, the three lots have been incorporated into the current phase (Tract 8222) in order to accommodate lot line adjustments between the parcels, resulting in a net increase of six units.

The proposed units are accessed off Saklan Road, Eden Avenue and existing private streets within the overall development (Sylvia and Glenn Streets). The four attached units and two of the detached units will be accessed via a private court off of Glenn Street and three detached units with private driveways will front on Sylvia Street. All proposed units have a two-car garage. Six units have garages that are accessed via the private court and three units have private driveways with direct access off the existing private street. The three units that have private driveways can also accommodate two cars within the driveways. All other guest parking is available on the surrounding public and private streets. All private streets shall have a minimum twenty-four-foot wide travel lane, and will be constructed to the same standards as a public street. All other requirements for streets and street improvements will be the same as for the other project.

Site Plan – The proposed homes will be constructed on lots ranging from 1,755 to 3,350 square feet. The six detached units are located on the larger lots and the attached units located on the smaller lots, with an average lot size of 2,481 square feet, consistent with the surrounding development.

Building Elevations and Floor Plans (Tracts 8219 and 8222) – As shown in Attachments IV(a) and IV(b), the projects propose seven different floor plans. As shown in Table 1 on the following page, there are three- and four-bedroom floor plans, ranging from 1,386 to 2,382 square feet. Three of the floor plans have an optional bedroom and full bathroom on the ground floor, on the same level as the kitchen and main living area, which would accommodate multi-generational households or aging in place. The proposed units will all be two-stories and will have architectural styles to match the Camden Place development. The exterior design of the homes include tile gable roofs, stucco exterior finishes, ornamental metal railings, use of stonework and wooden trellises and brackets on several units and decorative shutters accenting some windows. The architectural design includes articulation with recessed wall planes, window reveals, covered front porches, cantilevered second floors, and a mix of contrasting building colors. The proposed exterior colors will continue the same color palette of warm earth tones that are being used on the surrounding Camden Place development currently under construction. In summary, the architectural design will blend in with the surrounding development and will be compatible with the City's Design Guidelines.

The preliminary landscape plan provides a smooth transition between these proposed projects and the existing Camden Place development through the use of the same variety of trees, shrubs and ground cover that are water conserving and are native to California. The on-site stormwater treatment areas are located throughout the site and will be accomplished through a combination of landscaped bio-retention areas and the use of permeable paving. Bio-retention areas collect water during rainstorm events where water is filtered back into the ground water ecosystem. Final landscape plan details will be reviewed and approved during the Precise Plan phase of the projects.

**Table 1: Unit Summary**

Unit Type (Number Proposed)	Number of Stories	Number of Bedrooms/Bathrooms	Living Area (sq. ft.)	Notes
Plan 1 (3)	2	3/2.5	1,386	Triplex
Plan 2 (3)	2	3/2.5	1,467	Duet
Plan 4 (9)	2	3/2.5	1,546	Triplex and Duets
Plan 6* (3)	2	3/2.5	1,888	Detached
Plan 7 (3)	2	4/3	1,974	Detached - ground floor bedroom and full bath option
Plan 8* (1)	2	4/3	2,244	Detached - ground floor bedroom and full bath option
Plan 9* (1)	2	4/3	2,382	Detached - ground floor bedroom and full bath option

\*Includes three units approved in original Tract 8086

**Green Building Components** – Hayward’s Green Building Ordinance has been superseded with the 2013 State Green Building and Energy Codes. This also applies to Hayward’s previous Water Efficiency Ordinance, which has been entirely superseded by current California codes, with the exception of the *Bay Friendly* standards. In addition, this project shall include the installation of solar panel arrays on all units, which exceeds current building and energy code requirements.

**Parking** - As shown below, although the project provides the total number of on-site spaces required, the project is deficient in the number of required uncovered spaces by nine spaces, but provides a surplus of nine covered spaces. The proposed uncovered parking deficiency is offset by surplus group open space, which is discussed later in this report.

**Table 2: Parking Summary**

Home Type	Number of Units	Minimum Number of On-Site Parking Spaces Required (total)	Number of On-Site Spaces Provided	Meets minimum requirements?
Single family homes <i>with</i> street parking along frontage	10	2 covered per dwelling unit (20)	20	Yes
Single family homes <i>without</i> street parking along frontage	4	2 covered (8) plus 2 uncovered spaces not blocking access to required covered parking (8)	8 covered and 0 uncovered	Yes; No (deficit of 8 uncovered on-site spaces)
Townhomes	9	1 covered (9) and 1.10 uncovered (10)	18 covered and 9 uncovered	Yes (surplus of 9 covered spaces); No (deficit of 1 uncovered space)
<b>TOTALS</b>	<b>23</b>	<b>55</b>	<b>55</b>	

Several bus lines (AC Transit Routes 5, 22, 83, 86, 97 and 386) that provide regular service to destinations in and around Hayward, including routes to both Hayward BART Stations, can be found within a quarter mile of the site, which will help reduce the need for on-site parking.

Open Space –The total open space proposed for the two projects exceeds the minimum required, as shown in Table 3 below. The required 1,050 square feet of open space for the three units located on Sylvia Street that were included in the approval of the PD for the first phase of Camden Place has not been included in the calculation for the six additional units. However, the three units have a total of 1,417 square feet of private open space, which exceeds the 350 total square feet required per unit. Each unit will have private open space, ranging from approximately 165 square feet to 317 square feet. The required remainder of the conforming open space for the six units is being accommodated within the group open space proposed within the proposed Tract 8219 development. In addition, since the future tenants of the new units will be incorporated into the existing HOA for Camden Place, they will also have access to the two group open space areas provided within the larger, overall development. Furthermore, the future residents will enjoy the benefits of being located in close proximity to an expanded and improved Greenwood Park, for which a building permit application is being processed.

**Table 3: Open Space Summary**

<b>Open Space Type</b>	<b>Minimum Amount Required Tract 8222 (6 units)</b>	<b>Minimum Amount Required Tract 8219 (14 units)</b>	<b>Total Open Space Provided Tract 8222/8219</b>	<b>Meets Requirement?</b>
Private Open Space	None	None	1,268 sq. ft. / 7,178 sq. ft. <sup>1</sup>	Yes
Group Open Space	100 sq. ft. of usable open space per dwelling unit <b>Total: 600 sq. ft.</b>	100 sq. ft. of usable open space per dwelling unit <b>Total: 1,400 sq. ft.</b>	Central Group Open Space 3,218 sq. ft.	Yes (surplus of 1,218 sq. ft.)
<b>TOTAL OPEN SPACE</b>	350 sq. ft. of usable open space for each dwelling unit <b>Total: 2,100 sq. ft.</b>	350 sq. ft. of usable open space for each dwelling unit <b>Total: 4,900 sq. ft.</b>	7,441 sq. ft.	Yes (surplus of 441 sq. ft.)

<sup>1</sup>As calculated per Hayward regulations.

Public Parkland Obligations – Because the project entails less than 50 units, the City can only require payment of park in-lieu fees (versus dedication of parkland) to meet parkland obligations. Based on 23 units, a total of \$274,919 in in-lieu fees is required. This fee is paid prior to certificate of occupancy of the respective units (recommended conditions of approval (COA's) #109 – Tract 8219 and #108 - Tract 8222.

Community Facilities District- As a standard condition of approval and related to adopted City Council policy, the City requires developers to pay the cost of providing public safety services to the proposed project through the formation of, or annexation to a Community Facilities District (CFD), should the project generate the need for additional public safety services. This requires the

project developer to post an initial deposit of \$20,000 with the City prior to, or concurrently with, the submittal of the final subdivision map and improvement plans, to offset the City's cost of analyzing the project's need for additional public safety services. If the analysis determines that the project creates a need for additional public safety services warranting the formation of, or annexation to, a Community Facilities District, the project developer is required to pay all costs of formation of, or annexation to, the district, which costs may be paid from the developer's deposit to the extent that funds remain after payment of the City's costs of analysis as described above. The proposed additional twenty units will be included in the analysis for the overall Camden Place development which is now under construction (Tract 8086), in which the applicant has already paid the initial deposit; therefore the requirement for a deposit is not included as part of the recommended conditions of approval (COA #86 – Tract 8219 and COA #87– Tract 8222).

Affordable Housing Ordinance- Compliance with the City's affordable housing provisions will be required for the project. Pursuant to the City's Interim Relief Ordinance (a six month extension of the Relief Ordinance was passed by Council on June 24, 2014), 10 percent of all detached single family residences in a project and 7.5 percent of all attached units must be set aside and sold at affordable prices to moderate-income households (households earning 120 percent of Area Median Income or less). The Relief Ordinance also allows developers the option to pay an \$80,000 per affordable unit in-lieu fee prior to obtaining a certificate of occupancy.

The Inclusionary Housing Ordinance applies to all residential development projects consisting of 20 units or more, which includes *contiguous or non-contiguous parcels that have one or more applications filed within a twenty-four month period and which are under the same ownership*. Because the current applications propose a total of 20 additional residential units (six on this application and fourteen on application being processed concurrently) and were submitted within twenty-four months of each other, the Inclusionary Housing requirements apply to both applications. Therefore, the applicant has the option of providing two (2) affordable units (10% times 5 = 0.5 plus 7.5% times 15= 1.125) as affordable units or pay a total of \$160,000 (2 times \$80,000) in order to comply with the Relief Ordinance. In this particular case, the applicant has indicated they will pay the in-lieu fee as allowed for in the Relief Ordinance. Prior to the approval of the final map, the applicant will be required to submit an Inclusionary Housing Agreement (IHA) to the City for review and approval (COA #86 – Tract 8219 and COA #85 – Tract 8222).

Mount Eden Benefit District Payment – The Mount Eden Benefit District was established to fund the sewer, water, and storm drain infrastructure improvements installed in the Mount Eden Annexation area, which includes the project site. Dutra Enterprises, Inc., provided a loan of \$2,251,800 to the City in 2007 to pay for such improvements. New development in the Benefit District area will be assessed Benefit District fees to pay back this loan amount, plus interest. The interest rate varies each fiscal year and is calculated by the City's Finance Director, equal to the average annual rate earned by the City on its deposits the preceding fiscal year. Therefore, each additional unit (20) above the existing three units entitled with the original project approvals will be assessed a Benefit District Fee of \$12,140 per unit, plus an additional \$300 administration cost per additional unit (COA #89 – Tract 8219 and COA # 88 – Tract 8222).

Zone Change/Preliminary Development Plan - Under the current zoning designation, the project would not be feasible without modifications to some of the development standards. The purpose of

the Planned Development District is to encourage development through efficient and attractive space utilization that might not otherwise be achieved through strict application of the existing zoning development standards.

As did the Camden Place project, the proposed two infill projects entail smaller lots than the minimum size of 2,500 square feet required under existing zoning standards. However, as stated previously, the overall proposed density is consistent with the existing Medium Density Residential General Plan designation and with the surrounding development.

There are other code requirements not met as part of this request that are related to the smaller lot sizes proposed, such as minimum lot width and lot coverage, front and rear setbacks, and driveway length. To offset such deviations, the applicant is proposing project amenities in order for the findings to be made for project approval (see discussion below under Planned Development District Finding No. 4).

*Findings for the Zone Change/Preliminary Development Plan* - In order for a Planned Development District to be approved, the City Council must make the following findings, as recommended by the Planning Commission and staff:

**(1) The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies.**

The project is consistent with the existing General Plan designation and policies related to density and providing a variety of housing types, specifically:

LU-3.6 Residential Design Strategies: The City shall encourage residential developments to incorporate design features that encourage walking within neighborhoods by:

- Creating a highly connected block and street network.
- Designing new streets with wide sidewalks, planting strips, street trees, and pedestrian-scaled lighting.
- Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
- Locating garages for homes and townhomes along rear alleys (if available) or behind or to the side of the front facade of the home.
- Enhancing the front facade of homes, townhomes, and apartment and condominium buildings with porches, stoops, balconies, and/or front patios.
- Ensuring that windows are provided on facades that front streets or public spaces.

LU-3.7 Infill Development in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

H-3.1 Diversity of Housing Types: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.

H-3.3 Sustainable Housing Development: The City shall improve affordability by promoting sustainable housing practices that incorporate a ‘whole system’ approach to siting, designing, and constructing housing that is integrated into the building site, consumes less water and improves water quality, reduces the use of energy use, and other resources, and minimizes its impact on the surrounding environment

H-3.4 Residential Uses Close to Services: The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

H-3.6 Flexible Standards and Regulations: The City shall allow flexibility within the City’s standards and regulations to encourage a variety of housing types.

H-4.1 Flexible Development Standards: The City shall review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees that are determined to be a constraint on the development of housing, particularly housing for lower- and moderate-income households and for persons with special needs.

The Projects are located on infill sites within an existing residential development currently being constructed by Standard Pacific Corp. The proposed development utilizes the same architecture as the surrounding community. Utilizing the same architecture and private roadways for these infill developments ensures the entire area maintains a harmonious, cohesive appearance. In addition, the site design is consistent with the surrounding area with homes fronting onto private streets or along common walkways or paseos that run between rows of homes.

**(2) Streets and utilities, existing or proposed, are adequate to serve the development.**

The proposed project sites are in-fill development sites surrounded by existing streets and there are utilities available to the site with adequate capacity to serve the proposed development. Much of the existing infrastructure was constructed as part of the Mount Eden Annexation and funded by the Benefit District. In addition, the project is required to underground any overhead utilities in front of their project site and fronting any public street.

**(3) The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development.**

The project applicant has proposed a development that integrates density, livability and renewable energy sources (solar energy systems). The project provides a well-balanced neighborhood of small lot, attached and detached single-family homes that include usable private outdoor yards along with a group open space. The site design maintains the continuity of the surrounding development by using similar architecture, building finishes, landscaping and pedestrian connectivity to provide a seamless transition. Useable open space and pedestrian connectivity is provided, allowing for better circulation and access to surrounding amenities such as Greenwood Park and public transit. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by offering a bedroom suite on the first floor of five of the units to allow for aging in place and multi-generational lifestyles.

Furthermore, as demonstrated by the Mitigated Negative Declaration, Initial Study and Mitigation Monitoring and Reporting Plan, which identified potential impacts associated with the development of the proposed project and provided mitigation measures to eliminate or reduce those impacts, the Project will have no significant impacts or adverse impacts on surrounding development.

**(4) Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.**

The project is consistent with the General Plan and Mt. Eden Neighborhood Plan in that it is consistent with the density in the Medium Density Residential General Plan designation. The applicant is seeking a Planned Development zoning designation to provide flexibility in the site layout of the units, and to offset certain development standards, such as reduced lot sizes and widths, setbacks, and lot coverage. To offset these deviations from development standards, including uncovered parking standards, the following project amenities are proposed to support the Planned Development zoning and shall be required and shown/indicated on the Precise Plan:

- Install photovoltaic solar systems on all units.
- Provide conforming group and private open space within the development in excess of the minimum required.
- Provision of surplus covered parking spaces to offset the deficiency in uncovered parking spaces.

Vesting Tentative Tract Maps 8219 & 8222- A vesting tentative tract map is being processed with each proposal to create individual parcels of land onto which each residential unit will be constructed. If the vesting tentative maps are approved, a final map for each project will be processed and recorded, improvement plans submitted and subdivision agreements entered into with the developer. The developer is proposing a vesting tentative map for each project so that the developer gains, for a period of three years after the date of approval or conditional approval, the right to proceed with the proposed developments in substantial compliance with the ordinances, policies, and standards in effect on the date the vesting tentative map applications were deemed complete, which was December 16, 2014.

The applicant has indicated that the proposed developments will be annexed into the existing Homeowners' Association (HOA) for Camden Place (Tract 8086). The HOA will own and maintain the common areas and private street system. Also, staff is recommending that the Covenants, Conditions and Restrictions (CCRs) associated with the HOA be revised to incorporate the additional units into the document.

The existing utilities in the project vicinity, including sanitary sewer, water and storm drain systems, have sufficient capacity to adequately serve the proposed development. On-site sewer and water utilities will be installed within the new public utility easements within the project site and connected to existing utilities in Middle Lane, Eden Avenue, Saklan Road Sylvania Street and Glenn Street. On-site storm drainage will be connected to an existing system within Saklan Road. Sanitary sewer and water mains will be publicly owned and maintained by the City. However, the proposed on-site storm drain system and clean water treatment facilities will be privately owned and maintained by the HOA. Any overhead utility lines as well as any new utility lines will be required to be placed underground as part of the site improvements.

The formation of a HOA and the creation of CC&R's will be required so that the HOA will be responsible for maintaining all private streets, private street lights, private utilities, and other privately owned common areas and facilities on the site, including, but not limited to, clean water treatment facilities, landscaping, preservation and replacement of trees, as well as decorative paving. For any necessary repairs performed by the City in locations under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the HOA established to maintain the common areas within the association boundary. The common area landscaping includes all areas except the private yards. The CC&R's will also contain a standard condition that if the HOA fails to maintain the common areas, private streets, lights and utilities, the City of Hayward, after adequate notice, will have the right to enter the subdivision and perform the necessary work to maintain these areas and lien the properties for their proportionate share of the costs.

*Findings for the Vesting Tentative Tract Map (8219 & 8222)* - In order for a Vesting Tentative Tract Map to be approved, the City Council must make the following findings, as recommended by the Planning Commission. Staff's responses to the findings are below.

- (1) **That the proposed map is consistent with applicable general and specific plans as specified in Section 64541 of the Subdivision Map Act. [Subdivision Map Act §66474(a)]**

The vesting tentative tract map, as conditioned, substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, and the General Plan. No Specific Plan applies to the Project.

- (2) **That the design or improvement of the proposed subdivision is consistent with applicable general plan and specific plans. [Subdivision Map Act §66474(b)]**

The proposed subdivision, as demonstrated by the findings associated with the Zone Change Applications (Nos. PL-2014- 0507 and PL-2014-0509) is of a design consistent

with the City's General Plan.

(3) **That the site is physically suitable for the type of development. Subdivision Map Act §66474(c)]**

The preliminary geotechnical investigation and geotechnical exploration report performed by ENGO (dated October 1, 2014 and July 25, 2013, revised September 12, 2013, respectively) demonstrates that the proposed residential development is feasible and the proposed subdivision would occur on a site suitable for the proposed development with the recommendation that a design level geotechnical investigation be conducted prior to construction to review the geotechnical aspects of the project. The site provides sufficient lane widths and ingress/egress points, pedestrian facilities and infrastructure locations, such as water and sewer lines, storm drains and stormwater treatment areas, to support the number of units being proposed.

(4) **That the site is physically suitable for the proposed density of development. [Subdivision Map Act §66474(d)]**

The preliminary geotechnical investigation and geotechnical exploration report performed by ENGO (dated October 1, 2014 and July 25, 2013, revised September 12, 2013, respectively) demonstrates that the proposed residential development is feasible and the proposed subdivision would occur on a site suitable for the proposed development with the recommendation that a design level geotechnical investigation be conducted prior to construction to review the geotechnical aspects of the project. Density is not a factor that makes the site suitable or less suitable for development.

The Mitigated Negative Declaration prepared for the Project determined that the project would not result in significant impacts to traffic since it would not generate sufficient traffic to cause nearby intersections to operate at an unacceptable level of service, nor would it create any issues with safe ingress and egress from the site.

(5) **That the design of this infill project and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. [Subdivision Map Act §66474(e)]**

The approval of Vesting Tentative Map Tracts 8219 and 8222, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration prepared pursuant to the guidelines of the California Environmental Quality Act (CEQA) for the development of this site demonstrates that substantial adverse environmental damage, including to fish or wildlife and their habitat, would not result from the proposed subdivision.

(6) **That the design of the subdivision or type of improvements are not likely to cause serious public health problems. [Subdivision Map Act §66474(f)]**

Adequate capacity exists to provide sanitary sewer service to the Project site. There are no other aspects of the Project with the potential to cause serious public health problems.

- (7) **That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. [Subdivision Map Act §66474(g)]**

There are no existing public easements within the boundary of the proposed subdivision nor are any easements necessary. Upon completion of the proposed improvements, the streets and utilities would be adequate to serve the project. New public easements are to be offered for dedication as necessary.

## **ENVIRONMENTAL REVIEW**

Staff has prepared Mitigated Negative Declarations and Initial Studies (Attachments III (a) and III(b)), which indicate there will be no significant environmental impacts resulting from the projects, provided the mitigation measures are incorporated into the projects. Such measures include implementing tree protection measures and tree replacement, and performing a design level geotechnical analysis and following all recommendations in the preliminary geotechnical assessment. The environmental documents were made available for public review from December 24, 2014 through January 12, 2015. No comments were received as of the writing of this report.

## **PUBLIC OUTREACH**

Initial notices of the proposed projects were sent to property owners within a 300-foot radius as well as interested parties in the neighborhood on October 17, 2014. One comment was received via e-mail from a neighboring resident expressing concern about the City approving additional housing units on every vacant parcel in Hayward due to the drought (Attachment V). Staff responded stating that the comments would be forwarded the Planning Commission and City Council for consideration.

One-hundred (100) notices for Tract 8219 and four-hundred and five (405) notices for Tract 8222 of this public hearing and availability of a Draft Mitigated Negative Declaration were sent to all property owners within a 300-foot radius of the two infill projects on December 23, 2015. In addition, notice of this public hearing was published in *The Daily Review* on January 10, 2015. No additional comments have been received as of the writing of this staff report. Any additional comments that are received before the Planning Commission meeting will be forwarded to the Commission for consideration.

## **NEXT STEPS**

Following the Planning Commission hearing and assuming the Commission recommends approval of the projects, the City Council will hear the items along with the Planning Commission's recommendation at a noticed public hearing, tentatively scheduled for March 3, 2015. Should the Council approve the projects, the applicant will be required to incorporate project conditions of

approval and submit a more detailed Precise Plan, Final Map and Improvement Plans for staff review prior to the City Council's approval of the Final Map. Grading and building permit applications will then be processed and permits issued to allow for construction of the tract improvements and homes.

*Prepared by: Linda Ajello, AICP, Associate Planner  
John Nguyen, P.E., Development Review Engineer*

Reviewed by: Sara Buizer, AICP, Planning Manager

Approved by:



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David Rizk, AICP  
Development Services Director

Attachments:

- Attachment I(a): Area and Zoning Map – Tract 8219
- Attachment I(b): Area and Zoning Map – Tract 8222
- Attachment II(a): Recommended Conditions of Approval – Tract 8222
- Attachment II(b): Recommended Conditions of Approval – Tract 8219
- Attachment III(a): Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program – Tract 8219
- Attachment III(b): Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program – Tract 8222
- Attachment IV(a): Project Plans – Tract 8219
- Attachment IV(b): Project Plans – Tract 8222
- Attachment V: Public Comments



# Area & Zoning Map



**PL-2014-0509 ZC**

Address:  
**1561 Middle Lane & 23572 Saklan Road**

Applicant:  
**Bridgit Koller**

Owner:  
**Standard Pacific Corporation**

**Zoning Classifications**

**RESIDENTIAL**

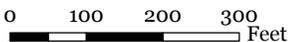
- MH Mobile Home Park
- RM Medium Density Residential, min lot size 2500 sqft
- RS Single Family Residential, min lot size 5000 sqft

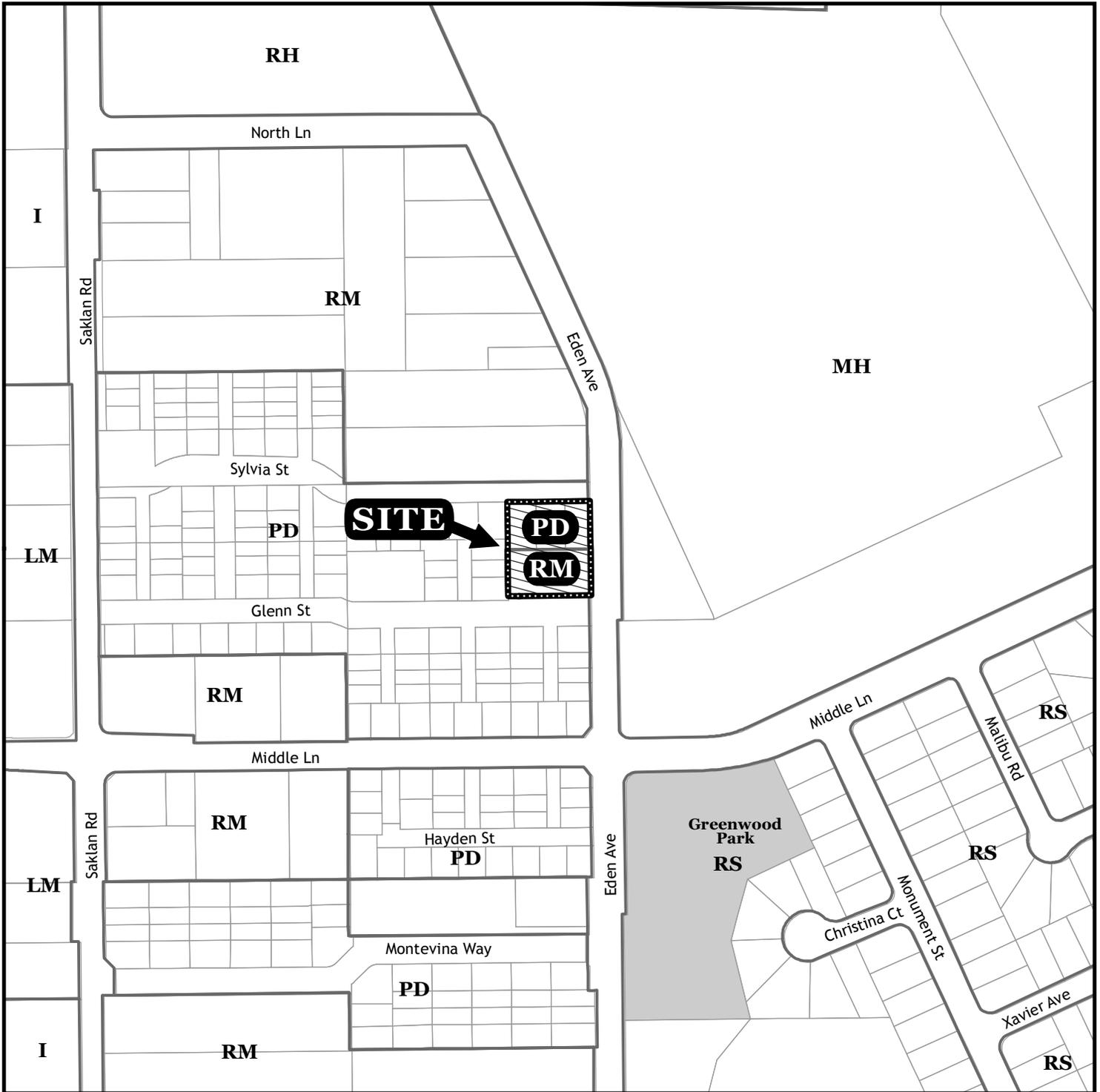
**INDUSTRIAL**

- I Industrial
- LM Light Manufacturing

**OTHER**

- PD Planned Development





### PL-2014-0507 ZC, PL-2014-0508 VTTM

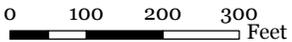
Address:  
**23875 & 23877 Eden Avenue, 1500 & 1504 Sylvania Street**

Applicant:  
**Bridgit Koller**

Owner:  
**Standard Pacific Corporation**

### Zoning Classifications

- RESIDENTIAL**
- MH Mobile Home Park
- RH High Density Residential, min lot size 1250 sqft
- RM Medium Density Residential, min lot size 2500 sqft
- RS Single Family Residential, min lot size 5000 sqft
- INDUSTRIAL**
- I Industrial
- LM Light Manufacturing
- OTHER**
- PD Planned Development



**CONDITIONS OF APPROVAL**

**February 5, 2015**

**Camden Place – Standard Pacific Corp. (Applicant),  
Jon H. Sylvester (Owner)**

**Zone Change Application No. PL-2014-0509, and  
Vesting Tentative Tract Map Application No. PL-2014-0210 (Tract 8219)**

**Zone Change from Medium Density Residential to Planned Development (PD), and  
Vesting Tentative Tract Map 8219, a 14-lot subdivision, for 3 single-family detached homes, 1  
duet, 9 townhomes and common areas for private courts on a 1.00-acre site at 1561 Middle Lane  
and 23572 Saklan Road.**

**GENERAL**

1. In accordance with Zoning Ordinance §10-1.2500 (Planned Development District), this approval is for the Preliminary Development Plan, subject to all conditions listed below, included herein as:  
  
**Exhibit A** –Planned Development and Vesting Tentative Tract Map 8219 submitted by Standard Pacific Corp., dated October 3, 2014 and November 26, 2014.
2. The project approval shall coincide with the approval period for the Vesting Tentative Tract Map. If a building permit is issued for construction of improvements authorized by the Zone Change approval, said approval shall be void two years after issuance of the building permits, or three years after approval of Precise Plan application, whichever is later, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the Precise Plan approval.
3. This approval is tied to Vesting Tentative Tract Map 8219 and all conditions of approval of that map shall also apply to this approval.
4. This approval is subject to the Mitigation Monitoring and Reporting Program included in the City’s Project files as Exhibit B.
5. The subdivider shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.

**PRECISE PLAN SUBMITTAL**

6. In accordance with Zoning Ordinance §10-1.2550 and prior to submitting a building permit application, a Precise Development Plan shall be submitted for review and approval.

7. The Precise Development Plan shall be in substantial conformance with the approved Preliminary Development Plan and incorporate conditions herein, and shall be submitted in conjunction with the subdivision improvement plans and Final Map.
8. The project approval includes the following project amenities to support the finding required to be made that “any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards”. These three (3) amenities include:
  - Photovoltaic solar systems shall be installed on all units.
  - Conforming common and private open space within the development shall exceed the minimum required.
9. The applicant shall submit revised project plans for review and approval by the Planning Director that clearly shows the details of each project amenity. Such project amenity details shall be included in the Precise Plan submittal for final approval.
10. The Precise Development Plan shall include the following information and/or details:
  - a) A copy of these conditions of approval shall be included on a full-sized sheet(s).
  - b) A copy of the revised CC&R’s for the existing Camden Place development (Tract 8086) to allow the incorporation of the additional units into the HOA.
  - c) Proposed location for construction staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for vanpooling construction workers or having them use transit to access the site, provisions for noise and dust control, and common area landscaping.
  - d) Details of address numbers shall be provided. Address number shall be decorative. Building addresses shall be minimum 4-inch self-illuminated or 6-inch on contrasting background. Address numbers shall be installed so as to be visible from the street.
  - e) Proposed locations, heights, materials and colors of all walls and fences.
  - f) A minimum of one exterior hose bib shall be provided for each residential unit.
  - g) Proposed pavement materials for all drive aisles, parking areas, and pedestrian paths. All surfaces should be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials.
  - h) Proposed mailbox design and locations, subject to Post Office approval.
  - i) A final lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided along the private street. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.
  - j) All air conditioners and utility connections for air conditioners shall be located behind solid board fences or walls and shall not exceed the height of the fence or wall, unless otherwise approved. Infrastructure for air conditioning systems is required to be installed as a standard feature.

- k) Proposed color and materials board for all buildings, fences and walls. No changes to colors shall be made after construction unless approved by the Planning Director.
  - l) All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen.
  - m) No mechanical equipment, other than solar panels, shall be placed on the roof unless it is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by building code. Roof apparatus, such as vents, shall be painted to match the roof color.
  - n) Large expanses of blank wall shall not be allowed. Articulate or otherwise treat such expanses to avoid bulkiness.
  - o) All decorative window treatments shall be extended to all elevations.
  - p) All rear and side entries visible from the street shall be protected by roofs with rooflines to match the pitch of the roof.
  - q) An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars. As an alternative, an area within the fenced side yard may be used for the garbage and recycling containers but shall be shown.
  - r) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All two car garages shall have minimum interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.
11. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Development Services Director or his/her designee, prior to implementation.
12. Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project.
13. All final exterior building finishes, paint colors and other architectural details shall be reviewed and approved by the Planning Division in accordance with the City of Hayward's Design Guidelines prior to issuance of a building permit for the project.
14. The project shall comply with the 2013 California Energy Code Section 110.10 for Solar Ready Homes, involving coordination between the project architect and energy consultant regarding the design and orientation of roof surfaces.

***Planning Division***

15. **Mitigation Measure 1:** The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees:

**Design Recommendations**

- The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.
- Tree Protection Zone (TPZ) shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- Irrigation systems must be designed so that no trenching that serves roots larger than 1” diameter will occur within the TPZ.
- Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.

#### **Pre-Construction Treatments and Recommendations**

- The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
- Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
- Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American Nation Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.
- Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

#### **Recommendations for Tree Protection During Construction**

- Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

- Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
  - Construction trailers, traffic and storage areas must remain outside TPZ at all times.
  - Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.
  - If roots 2” and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
  - All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.
  - If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
  - No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.
  - Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
16. ***Mitigation Measure 2:*** Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.
17. ***Mitigation Measure 3:*** All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.

**PRIOR TO SUBMITTAL OF SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP**

18. In conjunction with the Precise Plan, the applicant/developer shall submit subdivision improvement plans including Landscape and irrigation plans and a final map application for the entire project. Said improvement plans and final map shall meet all City standards and submittal requirements except as expressly approved for this Planned Development. The following information shall be submitted with, or in conjunction with, improvement plans and final map. The City reserves the right to include more detailed conditions of approval regarding required infrastructure based on these more detailed plans.
19. Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed, at no cost to the City of Hayward.

20. Unless indicated otherwise, the design for development shall comply with the following:
  - a) All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
  - b) All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments.
  - c) Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments.
21. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape unless otherwise indicated herein.

### **Subdivision Improvement Plans**

22. Subdivision Improvement Plans shall be approved in concurrence with the Precise Development Plan. Submit the following proposed improvement plans with supporting documents, reports and studies:
  - a) A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.
  - b) A detailed Stormwater Treatment Plan and supporting documents, following City ordinances and conforming to Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.

### ***Storm Water Quality Requirements***

23. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:
  - a) A Stormwater Treatment Measures Maintenance Agreement shall be submitted to Public Works - Engineering and Transportation Department staff for review and approval. Once approved, the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
  - b) Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City for review and approval by the City Engineer. All reports such as Soil Report, SWPPP, and SWMP are to be submitted in bound form. The Soil Report and SWMP shall be wet-

stamped and signed by the engineer. The certification page of the SWPPP shall be signed by a Qualified SWPPP Developer (QSD) person who prepared the report. Documents that are clipped or stapled will not be accepted.

- c) Before commencing any grading or construction activities at the project site, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.
- d) The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit's numeric criteria. The design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
- e) The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
- f) The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit.
- g) The design of the flow through planter shall use a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour. Submit plan and calculations to show that all disturbed areas are treated.
- h) All inlet rims in the Bioretention Treatment Area (BTA) shall be 6" minimum above the flow line of the BTA. The design of the longitudinal flow line shall be level. If not feasible, check dams will be required.
- i) The following documents shall be completed and submitted with the improvement and/or grading plans:
  - i. Hydromodification Management Worksheet;
  - ii. Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;
  - iii. Development and Building Application Information Impervious Surface Form;
  - iv. Project Applicant Checklist of Stormwater Requirements for Development Projects;
  - v. C.3 and C.6 Data Collection Form; and,
  - vi. Numeric Sizing Criteria used for stormwater treatment (Calculations).

24. The developer shall be responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

***Private Streets and Courts (Common Driveways)***

25. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City.

26. The on-site streetlights and pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Submit photometric plans with the improvement plans. Such fixtures shall have shields to minimize “spill-over” lighting on adjacent properties that are not part of the tract.
27. Proposed private courts (common driveways) improvements shall be designed, generally reflective of the alignment and width shown on the submitted vesting tentative tract map, and as approved by the City Engineer. Unless otherwise specified herein, all private courts shall incorporate a cross-section of a 25-foot-wide right-of-way with a 24-foot curb-to-curb width, accommodating two travel lanes.
28. Entrances to Private Courts shall conform to the City Standard SD-108A with detectable warning surface on both sides.
29. No parking shall be allowed within the private courts. Curbs shall be painted red along BOTH sides of the private courts.
30. The private courts shall not extend more than 5 feet beyond the garage door entries of the end units served by such courts, unless needed for designated parking spaces.
31. The private court pavement sections shall be designed to public street standards. The private court shall be designed with a TI of five and minimum AC thickness of four inches.

***Public Streets (Middle Lane and Saklan Road)***

32. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City Inspector.
33. All existing driveways to be abandoned shall be removed and replaced with standard curb, gutter and sidewalk.

***Storm Drainage***

34. The project streets, driveways, and parking areas shall be designed to facilitate street sweeping, including the layout of tree and handicap ramp bulb outs. The HOA shall be responsible for street sweeping on a regular basis.
35. The project shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
36. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.
37. Improvements for storm drain system shall incorporate the following:

- a) The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
- b) Storm drain pipes in streets and courts shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.
- c) The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities.
- d) The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.
- e) No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
- f) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.
- g) Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

### ***Sanitary Sewer System***

- 38. All sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12" Diameter or Less)," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.
- 39. If existing sewer laterals cannot be reused, they shall be properly abandoned.
- 40. Each single family dwelling unit shall have an individual sanitary sewer lateral. The sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312.

41. Sewer connection fees for single-family residential shall be due and payable prior to final inspection.

***Water System***

42. All public water mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Water Mains and Fire Hydrants," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). All new public water mains shall include all valves and appurtenances required by the City and shall be constructed at the applicant's/developers expense.
43. If the existing water services and appurtenance cannot be reused for the proposed development, they shall be abandoned by City Water Distribution Personnel at the developer's expense.
44. All connection to existing water mains shall be installed by City Water Distribution Personnel at the developer's expense. The developer may only construct new services in conjunction with the construction of new water mains.
45. All connections to existing water mains shall be installed by City Water Distribution Personnel at the applicant/developer's expense. The developer may only construct new services in conjunction with the construction of new water mains.
46. Each single family residential (SFR) unit shall be served by a separate water meter. Combined domestic and fire water service is allowed per Standard Detail SD-216. The cost for the installation of a 1" water service line and 1" SFR meter is \$11806 (\$3,500 installation fee + \$8,106 facilities fee + \$200 radio read fee).
47. All domestic and irrigation water meters shall be installed behind the curb and shall be radio-read type.
48. Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218. Water meter boxes in driveway aisle areas shall have steel H20 rated lids.
49. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and on foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.
50. Water service is available from the City of Hayward and is subject to standard conditions and fees in effect at the time of application.

***Solid Waste***

51. Applicants must comply with applicable City standards to obtain building permits, as follows:
- a. Residential Collection of Garbage and Recyclables: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers:
    - i. The standard type of garbage, recycling, and organics containers are (1) 32-gallon cart for Garbage, (1) 64-gallon cart for Recycling, and (1) 64-gallon cart for Organics.
    - ii. The total space required for the standard service is approximately 3 feet by 9 feet. Sufficient space should be allocated in the garage to allow residents to keep the containers inside. Alternatively, the containers may be kept in a side yard behind a fence. Trash and recycle containers shall be stored out of public view on non-pickup days.
    - iii. Residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection, and are required to retrieve them no later than midnight the days the carts are emptied. (Hayward Municipal Code Section 5-1.15).
  - b. Requirements for Recycling Construction & Demolition Debris: City regulations require that applicants for all construction, demolition, and/or renovation projects, in excess of \$75,000 (or combination of projects at the same address with a cumulative value in excess of \$75,000) must recycle all asphalt and concrete and all other materials generated from the project. Applicants must complete the *Construction & Demolition Debris Recycling Statement*, a *Construction and Demolition Debris Recycling Summary Report*, and weigh tags for all materials disposed during the entire term of the project, and obtain signature approval from the City's Solid Waste Manager prior to any off haul of construction and demolition debris from the project site.

***Other Utilities***

52. All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and Comcast cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
53. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.
54. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
55. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

***Landscape and Irrigation Plans***

56. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
57. Prior to the approval of improvement plans or issuance of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be a part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan and shall comply with the City's *Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes*. Dripline of the existing trees to be saved shall be shown on the plan.
58. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be 22" x 34" without an exception. A 4" wide x 4" high blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward, Landscape Architect/Planner and City Engineer. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.
59. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. If any trees that are designated as saved are removed or damaged during construction shall be replaced with trees of equal size and equal value. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.
60. A tree removal permit is required prior to the removal of any existing trees.
61. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever first occurs.

***Fire Protection***

62. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete. Design of the public streets and private streets and courts shall meet City of Hayward Fire Department Standards.
63. Private streets and private court "A" and "B" shall be dedicated fire lanes. Parking of vehicles shall only be allowed in designated parking stalls. Where there is no on-street parking, fire lane signage shall be installed in locations required by the Hayward Fire Department.
64. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane. "No Parking" sign shall meet the City of Hayward Fire Department fire lane requirements.

65. If fire hydrants are located so as to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
66. The minimum fire flow of 1500gpm shall be provided on site.
67. All new fire hydrants shall be Modified Steamer Hydrant (Clow Valve Co. Model LB 614 with one 2-1/2" outlet and one 4-1/2" outlet). The capacity of each individual hydrant shall be 1,500 GPM. Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants.
68. Addressing of the buildings shall be in compliance with the Hayward Fire Department requirements. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building addresses for the units served by such court. Minimum size numbers shall be 6 inches in height on a contrasting background.
69. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substances Control or the California Regional Water Quality Control Board – San Francisco Bay Region. If it is determined that remediation of soil and/or groundwater is necessary, oversight of one of these two agencies would be required.
70. Submit for proper building permits for the construction of the building to the Building Department. All building construction shall meet the requirements of the 2013 California Building Code.
71. Buildings shall be required to install fire sprinkler systems in accordance with NFPA 13D.
72. Per the requirement of Hayward Public Works Department, a static pressure of 80 PSI should be used when water data indicates a higher pressure. The residual pressure should be adjusted accordingly.
73. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meters shall be minimum one-inch in diameter.
74. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.
75. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
76. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
77. An approved type spark arrestor shall be installed on any chimney cap.

***Hazardous Materials***

78. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either the California Regional Water Quality Control Board or the Department of Toxic Substance Control and submitted to the Hayward Fire Department. The clearance certificate will ensure that the property meets investigation and cleanup standards for residential development. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances.
79. Prior to grading, structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure that hazards posed to development construction workers, neighbors, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.
80. Any wells, septic tank systems and other subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development, construction workers, future residents or the environment. Notification shall be made to the Hayward Fire Department at least 24 hours prior to removal. Removal of these structures shall be documented and done under permit, as required by law.
81. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.
82. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

***Final Tract Map***

83. Prior to recordation, a proposed Final Tract Map shall be submitted for review by the City. The Final Tract Map shall be presented to the City Council for review and action. The City Council meeting will be scheduled approximately sixty (60) days after the Improvement Plans with supporting documents and Final Map are deemed technically correct, and Subdivision Agreement and Bonds are approved by the City. The executed Final Map shall be returned to the City Public Works Department if Final Map has not been filed in the County Recorder's Office within ninety (90) days from the date of the City Council's approval.
84. Prior to the recordation of the Final Tract Map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other outstanding charges accrued to the City for the processing of the subdivision application shall be paid.
85. The final map shall reflect all easements needed to accommodate the project development. The private street and driveways shall be dedicated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLE), Sanitary Sewer Easement (SSE), and Emergency Vehicle Access Easement (EVAE).

86. Prior to the approval of the Final Map, an Inclusionary Housing Agreement (IHA) shall be submitted and approved by the Planning Director related to providing affordable housing units. The Inclusionary Housing Agreement shall conform to the requirements of the City's Inclusionary Housing Ordinance, including possibly the option of paying required in-lieu fees pursuant to the ordinance. Pursuant to the City's Interim Relief Ordinance (the Relief Ordinance – Ordinance No. 13-01), effective at the time of approval of this project, 10% of detached and 7.5% of attached residential units in a project must be set aside and sold at affordable prices to moderate-income households (households earning 120% of Area Median Income or less). The Relief Ordinance also allows developers to pay an \$80,000 per affordable unit in-lieu fee by right prior to obtaining a certificate of occupancy for those units. The Inclusionary Housing Agreement (IHA) between the City and the project owner will memorialize the obligations relevant to the compliance with inclusionary housing provisions by the project owner. Pursuant to the City's Inclusionary Housing Ordinance, approval and implementation of an IHA shall be a condition of any tentative map or building permit for any residential development project.
87. Prior to the approval of the Final Map, the developer shall pay the costs of providing public safety services to the project should the project generate the need for additional public safety services. The developer may pay either the net present value of such costs prior to issuance of building permits, or the developer may elect to annex into a special tax district formed by the City and pay such costs in the form of an annual special tax. The initial deposit of \$20,000 submitted by the developer for Tract 8026 shall include the analysis of the additional units in Tracts 8219 and 8222 to offset the City's cost of analyzing the cost of public safety services to the property and district formation.

**PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS**

88. Pursuant to the Municipal Code §10-3.332, the developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the subdivision agreement.
89. The proposed subdivision is located in the Benefit District 411-06, formed on January 16, 2007; therefore, it is subject to the following fees and credit:
- a) The developer/subdividers shall have a credit for three existing units within the development as shown in the Exhibit C of the Engineer's Report for the Benefit District 411-06.
  - b) The developer/subdivider shall be obligated to pay a Benefit District Fee in an amount consistent with the associated Mt. Eden Benefit District Engineer's Report and Chapter 8, Article 16 of the Hayward Municipal Code, to be \$12,140 per unit, for each unit after the third building permit has been issued.
  - c) For each additional unit for which a Benefit District Fee is due, the developer/subdivider shall also pay the City an additional \$300 per each additional unit to cover the cost of collecting and administering the Benefit District Fees.
90. Prior to issuance of building permits, a final map that reflects and is in substantial compliance with the approved vesting tentative tract map, shall be approved by the City Engineer and is in the process for filing with the office of the Alameda County Clerk Recorder.

91. Submit the following documents for review and approval, or for City project records/files:
  - a. Copy of the Notice of Intent filed with State Water Resources Control Board;
    - i. Engineer's estimate of costs, including landscape improvements;
    - ii. Signed Final Map;
    - iii. Signed Subdivision Agreement; and
    - iv. Subdivision bonds.
92. Plans for building permit applications shall incorporate the following:
  - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
  - b) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. All exterior lighting shall be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is decorative and in keeping with the design of the development. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director or his/her designee shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of proposed buildings.
  - c) Plans shall show that all utilities will be installed underground.
93. Required water system improvements shall be completed and operational prior to the start of combustible construction.
94. The developer/subdivider shall be responsible to adhere to all aspects of the approved Storm Water Pollution Prevention Plan (SWPPP) per the aforementioned condition of approval.
95. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.
96. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

**PRIOR TO COMPLETION OF SITE IMPROVEMENTS AND ISSUANCE OF CERTIFICATES OF OCCUPANCY**

***During Construction***

97. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.

98. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and site construction activities shall be limited to the hours 7:00 AM to 7:00 PM Monday through Saturday and 10:00 AM to 6:00 PM Sunday and Holidays. Grading hours are subject to the City Engineer's approval. Building construction hours are subject to Building Official's approval;
  - b. Grading and construction equipment shall be properly muffled;
  - c. Unnecessary idling of grading and construction equipment is prohibited;
  - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
  - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information and a copy provided to the Planning Division.
  - f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction and a copy provided to the Planning Division.
  - g. Daily clean-up of trash and debris shall occur on Eden Avenue, Saklan Road, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
  - h. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
  - i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
  - j. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
  - k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
  - l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
  - n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
  - o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);

- p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
  - r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
  - s. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
  - t. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
  - u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;
  - v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
  - w. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
99. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
100. In the event that human remains', archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
101. The applicant shall comply with standards identified in General Plan Appendix N – Noise Guidelines for the Review of New Development. Measures to ensure compliance with such standards shall be developed by a state licensed acoustical engineer and incorporated into building permit plans, to be confirmed by the Planning and Building Divisions. Also, confirmation by a state licensed acoustical engineer that such standards are met shall be submitted after construction and prior to issuance of certificates of occupancy.

102. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
103. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed and installed in accordance with the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection with the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of landscape improvements.
104. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation, and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs, and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Public Works – Engineering and Transportation Department by the developer.

#### ***Homeowners Association***

105. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, the existing Conditions, Covenants and Restrictions (CC&R's), which created the homeowners association (HOA) for the first phase of Camden Place (Tract 8219), shall be revised to incorporate the additional properties and submitted for review and approval by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
  - a) The CC&R's shall state that the City of Hayward, after adequate notice, has the right to abate public nuisance conditions in the common area if the association or corporation fails to do so, and to assess the cost to the association, corporation or individual unit owners. In order to accomplish this, the CC&Rs shall contain the following typical statements:
    - i) In the event the Board fails to maintain the exterior portions of the common area so that owners, lessees, and their guest suffer, or will suffer, substantial diminution in the enjoyment, use or property value of the project, thereby impairing the health, safety, and welfare of the residents in the project, the City of Hayward, by and through its duly authorized officers and employees, shall have the right to enter upon the real property described in Exhibit "A" and to commence and complete such work as is necessary to maintain said exterior portions of the common area. The City shall enter and repair only if, after giving the Board written notice of the Board's failure to maintain the premises, the Board does not commence correction of such conditions in no more than 30 days from delivery of the notice and proceed diligently to completion. The Board agrees to pay all expenses incurred by the City of Hayward within 30 days of written demand. Upon failure by the Board to pay within said 30 days, the City of Hayward shall have the right to impose a lien for the proportionate share of such costs against each condominium or community apartment in the project.

- ii) It is understood that by the provisions hereof, the City of Hayward is not required to take any affirmative action, and any action undertaken by the City of Hayward shall be that which, in its sole discretion, it deems reasonable to protect the public health, safety, and general welfare, and to enforce it and the regulations and ordinances and other laws.
- iii) It is understood that action or inaction by the City of Hayward, under the provisions hereof, shall not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations, and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- iv) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law shall be cumulative and not exclusive, and the maintenance of any particular remedy shall not be a bar to the maintenance of any other remedy. In this connection it is understood and agreed that the failure by the Board to maintain the exterior portion of the common area shall be deemed to be a public nuisance, and the City of Hayward shall have the right to abate said condition, assess the costs thereof and cause the collection of said assessments to be made on the tax roll in the manner provided by Chapter 4, Article 1, of the Hayward Municipal Code or any other applicable law.
- v) The City Council of the City of Hayward may, at any time, relinquish its rights and interest in the project as herein set forth by appropriate resolution. Any such relinquishment by the City Council shall be effective on the date that the resolution is adopted and a copy thereof is placed in the United States mail, postage prepaid, addressed to the Board. The Board shall execute and record a declaration reflecting such relinquishment within 10 days of receipt of a copy of the resolution.

The above five paragraphs cannot be amended or terminated without the consent of the Hayward City Council.

- b) Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
  - i. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
  - ii. The HOA shall be managed and maintained by a professional property management company.
  - iii. The HOA shall own and maintain the private access road, driveways “A” and “B” and on-site storm drain systems within the development, excluding those located within the public right-of-way.
  - iv. A provision that the building exteriors and fences shall be maintained free of graffiti. The owner’s representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City.
  - v. The HOA shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The HOA representative(s) shall inspect the landscaping on a monthly basis and any

- dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
- vi. A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
  - vii. The garage of each unit shall be maintained for off-street parking of two vehicles and shall not be converted to living or storage areas. The HOA shall conduct at least semi-annual inspections to confirm that all residents are using their garages for parking their cars and not for storage. Residents shall make garages available for such inspections, as appropriate. An automatic garage door opening mechanism shall be provided for all garage doors.
  - viii. The residents shall not use common parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These parking spaces shall be monitored by the homeowners association. The homeowners association shall remove vehicles parked contrary to this provision. The CC&R's shall include authority for the HOA to tow illegally-parked vehicles.
  - ix. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
  - x. The HOA shall maintain all fencing, parking surfaces, common landscaping, lighting, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.
  - xi. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
  - xii. On-site streetlights and pedestrian lighting shall be owned and maintained by the HOA and shall have a decorative design approved by the Planning Director and the City Engineer.
  - xiii. Street sweeping of the private street and private parking stalls shall be conducted

at least once a month.

- xiv. The association shall ensure that no less than 75 percent of the units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted. However, to address special situations and avoid unusual hardship or special circumstances, such as a loss of job, job transfer, military transfer, change of school or illness or injury that, according to a doctor, prevents the owner from being employed, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.

***Prior to the Issuance of Certificate of Occupancy or Final Report***

106. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.
107. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
108. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
109. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of the Vesting Tentative Tract Map is approved. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.
110. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch should be organic recycled chipped wood in the shades of Dark Brown Color. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.
111. The developer/subdivider shall be obligated for the following additional fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Tract Map was accepted as complete, unless otherwise indicated herein:

- a) Supplemental Building Construction and Improvement Tax,
- b) School Impact Fee

112. Final Hayward Fire Department inspection is required to verify that requirements for fire protection facilities have been met and actual construction of all fire protection equipment have been completed in accordance with the approved plan. Contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment.
113. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.
114. The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
115. The applicant/subdivider shall submit an AutoCAD file format (release 2010 or later) in a CD of approved final map and 'as-built' improvement plans showing lot and utility layouts that can be used to update the City's Base Maps.
116. The applicant/subdivider shall submit an "as built" plans indicating the following:
  - a) Approved landscape and irrigation improvements;
  - b) All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.;
  - c) All the site improvements, except landscaping species, buildings and appurtenant structures; and
  - d) Final Geotechnical Report.

**CONDITIONS OF APPROVAL**

**February 5, 2015**

**Camden Place – Standard Pacific Corp. (Applicant),  
William and Rosita Ignacio (Owners)**

**Zone Change Application No. PL-2014-0507, and  
Vesting Tentative Tract Map Application No. PL-2014-0208 (Tract 8222)**

**Zone Change from Medium Density Residential to Planned Development (PD), and  
Vesting Tentative Tract Map 8222, a 10-lot subdivision, for 5 single-family detached homes, 4  
attached homes and common areas for a private court on a 0.60-acre site at 23877 and 23875 Eden  
Avenue; and 1500 and 1504 Sylvia Street.**

**GENERAL**

1. In accordance with Zoning Ordinance §10-1.2500 (Planned Development District), this approval is for the Preliminary Development Plan, subject to all conditions listed below, included herein as:

**Exhibit A** –Planned Development and Vesting Tentative Tract Map 8222 submitted by Standard Pacific Corp., dated October 3, 2014 and November 26, 2014.

2. The project approval shall coincide with the approval period for the Vesting Tentative Tract Map. If a building permit is issued for construction of improvements authorized by the Zone Change approval, said approval shall be void two years after issuance of the building permits, or three years after approval of Precise Plan application, whichever is later, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the Precise Plan approval.
3. This approval is tied to Vesting Tentative Tract Map 8222 and all conditions of approval of that map shall also apply to this approval.
4. This approval is subject to the Mitigation Monitoring and Reporting Program included in the City's Project files as Exhibit B.
5. The subdivider shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.

**PRECISE PLAN SUBMITTAL**

6. In accordance with Zoning Ordinance §10-1.2550 and prior to submitting a building permit application, a Precise Development Plan shall be submitted for review and approval.
7. The Precise Development Plan shall be in substantial conformance with the approved

Preliminary Development Plan and incorporate conditions herein, and shall be submitted in conjunction with the subdivision improvement plans and Final Map.

8. The project approval includes the following project amenities to support the finding required to be made that “any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards”. These three (3) amenities include:
  - Photovoltaic solar systems shall be installed on all units.
  - Conforming common and private open space within the development shall exceed the minimum required.
  
9. The applicant shall submit revised project plans for review and approval by the Planning Director that clearly shows the details of each project amenity. Such project amenity details shall be included in the Precise Plan submittal for final approval.
  
10. The Precise Development Plan shall include the following information and/or details:
  - a) A copy of these conditions of approval shall be included on a full-sized sheet(s).
  - b) A copy of the revised CC&R’s for the existing Camden Place development (Tract 8086) to allow the incorporation of the additional units into the HOA.
  - c) Proposed location for construction staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for vanpooling construction workers or having them use transit to access the site, provisions for noise and dust control, and common area landscaping.
  - d) Details of address numbers shall be provided. Address number shall be decorative. Building addresses shall be minimum 4-inch self-illuminated or 6-inch on contrasting background. Address numbers shall be installed so as to be visible from the street.
  - e) Proposed locations, heights, materials and colors of all walls and fences.
  - f) A minimum of one exterior hose bib shall be provided for each residential unit.
  - g) Proposed pavement materials for all drive aisles, parking areas, and pedestrian paths. All surfaces should be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials.
  - h) Proposed mailbox design and locations, subject to Post Office approval.
  - i) A final lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided along the private street. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.
  - j) All air conditioners and utility connections for air conditioners shall be located behind solid board fences or walls and shall not exceed the height of the fence or wall, unless otherwise approved. Infrastructure for air conditioning systems is required to be installed as a standard feature.

- k) Proposed color and materials board for all buildings, fences and walls. No changes to colors shall be made after construction unless approved by the Planning Director.
  - l) All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen.
  - m) No mechanical equipment, other than solar panels, shall be placed on the roof unless it is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by building code. Roof apparatus, such as vents, shall be painted to match the roof color.
  - n) Large expanses of blank wall shall not be allowed. Articulate or otherwise treat such expanses to avoid bulkiness.
  - o) All decorative window treatments shall be extended to all elevations.
  - p) All rear and side entries visible from the street shall be protected by roofs with rooflines to match the pitch of the roof.
  - q) An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars. As an alternative, an area within the fenced side yard may be used for the garbage and recycling containers but shall be shown.
  - r) All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All two car garages shall have minimum interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.
11. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Development Services Director or his/her designee, prior to implementation.
  12. Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project.
  13. All final exterior building finishes, paint colors and other architectural details shall be reviewed and approved by the Planning Division in accordance with the City of Hayward's Design Guidelines prior to issuance of a building permit for the project.
  14. The project shall comply with the 2013 California Energy Code Section 110.10 for Solar Ready Homes, involving coordination between the project architect and energy consultant regarding the design and orientation of roof surfaces.

***Planning Division***

15. ***Mitigation Measure 1:*** The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees:

**Design Recommendations**

- The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.
- Tree Protection Zone (TPZ) shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- Irrigation systems must be designed so that no trenching that serves roots larger than 1” diameter will occur within the TPZ.
- Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.

#### **Pre-Construction Treatments and Recommendations**

- The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
- Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
- Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American Nation Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.
- Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

#### **Recommendations for Tree Protection During Construction**

- Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

- Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
  - Construction trailers, traffic and storage areas must remain outside TPZ at all times.
  - Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.
  - If roots 2” and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
  - All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.
  - If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
  - No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.
  - Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
16. ***Mitigation Measure 2:*** Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.
17. ***Mitigation Measure 3:*** All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.

**PRIOR TO SUBMITTAL OF SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP**

18. In conjunction with the Precise Plan, the applicant/developer shall submit subdivision improvement plans including Landscape and irrigation plans and a final map application for the entire project. Said improvement plans and final map shall meet all City standards and submittal requirements except as expressly approved for this Planned Development. The following information shall be submitted with, or in conjunction with, improvement plans and final map. The City reserves the right to include more detailed conditions of approval regarding required infrastructure based on these more detailed plans.
19. Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed, at no cost to the City of Hayward.

20. Unless indicated otherwise, the design for development shall comply with the following:
  - a) All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
  - b) All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments.
  - c) Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments.
21. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape unless otherwise indicated herein.

### **Subdivision Improvement Plans**

22. Subdivision Improvement Plans shall be approved in concurrence with the Precise Development Plan. Submit the following proposed improvement plans with supporting documents, reports and studies:
  - a) A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.
  - b) A detailed Stormwater Treatment Plan and supporting documents, following City ordinances and conforming to Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.

### ***Storm Water Quality Requirements***

23. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:
  - a) A Stormwater Treatment Measures Maintenance Agreement shall be submitted to Public Works - Engineering and Transportation Department staff for review and approval. Once approved, the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
  - b) Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City for review and approval by the City Engineer. All reports such as Soil Report, SWPPP, and SWMP are to be submitted in bound form. The Soil Report and SWMP shall be wet-stamped and signed by the engineer. The certification page of the SWPPP shall be signed

by a Qualified SWPPP Developer (QSD) person who prepared the report. Documents that are clipped or stapled will not be accepted.

- c) Before commencing any grading or construction activities at the project site, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.
  - d) The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit's numeric criteria. The design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
  - e) The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
  - f) The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit.
  - g) The design of the flow through planter shall use a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour. Submit plan and calculations to show that all disturbed areas are treated.
  - h) All inlet rims in the Bioretention Treatment Area (BTA) shall be 6" minimum above the flow line of the BTA. The design of the longitudinal flow line shall be level. If not feasible, check dams will be required.
  - i) The following documents shall be completed and submitted with the improvement and/or grading plans:
    - a) Hydromodification Management Worksheet;
    - b) Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;
    - c) Development and Building Application Information Impervious Surface Form;
    - d) Project Applicant Checklist of Stormwater Requirements for Development Projects;
    - e) C.3 and C.6 Data Collection Form; and,
    - f) Numeric Sizing Criteria used for stormwater treatment (Calculations).
24. The developer shall be responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

***Private Streets and Court (Common Driveway)***

- 25. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City.
- 26. The on-site streetlights and pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the

improvement plans and shall be approved by the City Engineer. Submit photometric plans with the improvement plans. Such fixtures shall have shields to minimize “spill-over” lighting on adjacent properties that are not part of the tract.

27. Proposed private court (common driveway) improvements shall be designed, generally reflective of the alignment and width shown on the submitted vesting tentative tract map, and as approved by the City Engineer. Unless otherwise specified herein, all private courts shall incorporate a cross-section of a 25-foot-wide right-of-way with a 24-foot curb-to-curb width, accommodating two travel lanes.
28. Entrances to Private Court shall conform to the City Standard SD-108A with detectable warning surface on both sides.
29. No parking shall be allowed within the private court. Curbs shall be painted red along BOTH sides of the private courts.
30. The private court shall not extend more than 5 feet beyond the garage door entries of the end units served by such court, unless needed for designated parking spaces.
31. The private court pavement sections shall be designed to public street standards. The private court shall be designed with a TI of five and minimum AC thickness of four inches.

***Public Streets (Eden Avenue)***

32. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City.
33. The existing driveway to be abandoned shall be removed and replaced with standard curb, gutter and sidewalk.

***Storm Drainage***

34. The project streets, driveways, and parking areas shall be designed to facilitate street sweeping, including the layout of tree and handicap ramp bulb outs. The HOA shall be responsible for street sweeping on a regular basis.
35. The project shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
36. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.
37. Improvements for storm drain system shall incorporate the following:

- a) The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.
- b) Storm drain pipes in streets and courts shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.
- c) The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities.
- d) The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.
- e) No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.
- f) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.
- g) Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

### ***Sanitary Sewer System***

- 38. All sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12" Diameter or Less)," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.
- 39. If the existing sewer laterals cannot be reused, they shall be properly abandoned.
- 40. Each single family dwelling unit shall have an individual sanitary sewer lateral. The sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312.

41. Sewer connection fees for single-family residential shall be due and payable prior to final inspection.

### ***Water System***

42. All public water mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Water Mains and Fire Hydrants," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). All new public water mains shall include all valves and appurtenances required by the City and shall be constructed at the developer's expense.
43. If the existing water services and apparatus cannot be reused for the proposed development, they shall be abandoned by City Water Distribution Personnel at the developer's expense.
44. All connections to existing water mains shall be installed by City Water Distribution Personnel at the developer's expense. The developer may only construct new services in conjunction with the construction of new water mains.
45. Each single family residential (SFR) unit shall be served by a separate water meter. Combined domestic and fire water service is allowed per Standard Detail SD-216. The cost for the installation of a 1-inch water service line and 1-inch SFR meter is \$11806 (\$3,500 installation fee + \$8,106 facilities fee + \$200 radio read fee).
46. All domestic and irrigation water meters shall be installed behind the curb and shall be radio-read type.
47. Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218. Water meter boxes in driveway aisle areas shall have steel H2O rated lids.
48. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and on foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.
49. Water service is available from the City of Hayward and is subject to standard conditions and fees in effect at the time of application.

### ***Solid Waste***

50. Applicants must comply with applicable City standards to obtain building permits, as follows:

- a. Residential Collection of Garbage and Recyclables: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers:
  - i. The standard type of garbage, recycling, and organics containers are (1) 32-gallon cart for Garbage, (1) 64-gallon cart for Recycling, and (1) 64-gallon cart for Organics.
  - ii. The total space required for the standard service is approximately 3 feet by 9 feet. Sufficient space should be allocated in the garage to allow residents to keep the containers inside. Alternatively, the containers may be kept in a side yard behind a fence. Trash and recycle containers shall be stored out of public view on non-pickup days.
  - iii. Residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection, and are required to retrieve them no later than midnight the days the carts are emptied. (Hayward Municipal Code Section 5-1.15).
- b. Requirements for Recycling Construction & Demolition Debris: City regulations require that applicants for all construction, demolition, and/or renovation projects, in excess of \$75,000 (or combination of projects at the same address with a cumulative value in excess of \$75,000) must recycle all asphalt and concrete and all other materials generated from the project. Applicants must complete the *Construction & Demolition Debris Recycling Statement*, a *Construction and Demolition Debris Recycling Summary Report*, and weigh tags for all materials disposed during the entire term of the project, and obtain signature approval from the City's Solid Waste Manager prior to any off haul of construction and demolition debris from the project site.

### ***Other Utilities***

51. All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and Comcast cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
52. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.
53. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
54. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

### ***Landscape and Irrigation Plans***

55. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
56. Prior to the approval of improvement plans or issuance of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be a part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan and shall comply with the City's *Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes*. Dripline of the existing trees to be saved shall be shown on the plan.
57. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be 22" x 34" without an exception. A 4" wide x 4" high blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward, Landscape Architect/Planner and City Engineer. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.
58. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. If any trees that are designated as saved are removed or damaged during construction shall be replaced with trees of equal size and equal value. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.
59. A tree removal permit is required prior to the removal of any existing trees.
60. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever first occurs.

### ***Fire Protection***

61. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete. Design of the public streets and private streets and courts shall meet City of Hayward Fire Department Standards.
62. Private streets and private court "A" shall be dedicated fire lanes. Parking of vehicles shall only be allowed in designated parking stalls. Where there is no on-street parking, fire lane signage shall be installed in locations required by the Hayward Fire Department.
63. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane. "No Parking" sign shall meet the City of Hayward Fire Department fire lane requirements.
64. If fire hydrants are located so as to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).

65. The minimum fire flow of 1500gpm shall be provided on site.
66. All new fire hydrants shall be Modified Steamer Hydrant (Clow Valve Co. Model LB 614 with one 2-1/2" outlet and one 4-1/2" outlet). The capacity of each individual hydrant shall be 1,500 GPM. Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants.
67. Addressing of the buildings shall be in compliance with the Hayward Fire Department requirements. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building addresses for the units served by such court. Minimum size numbers shall be 6 inches in height on a contrasting background.
68. A health-based and water quality clearance shall be obtained from either the State Department of Toxic Substances Control or the California Regional Water Quality Control Board – San Francisco Bay Region. If it is determined that remediation of soil and/or groundwater is necessary, oversight of one of these two agencies would be required.
69. Submit for proper building permits for the construction of the building to the Building Department. All building construction shall meet the requirements of the 2013 California Building Code.
70. Buildings shall be required to install fire sprinkler systems in accordance with NFPA 13D.
71. Per the requirement of Hayward Public Works Department, a static pressure of 80 PSI should be used when water data indicates a higher pressure. The residual pressure should be adjusted accordingly.
72. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meters shall be minimum one-inch in diameter.
73. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.
74. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
75. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
76. An approved type spark arrestor shall be installed on any chimney cap.

***Hazardous Materials***

77. Prior to issuance of Building or Grading Permits, a final clearance shall be obtained from either the California Regional Water Quality Control Board or the Department of Toxic Substance Control and submitted to the Hayward Fire Department. The clearance certificate will ensure that the property meets investigation and cleanup standards for residential development. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances.
78. Prior to grading, structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure that hazards posed to development construction workers, neighbors, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.
79. Any wells, septic tank systems and other subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development, construction workers, future residents or the environment. Notification shall be made to the Hayward Fire Department at least 24 hours prior to removal. Removal of these structures shall be documented and done under permit, as required by law.
80. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.
81. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

### ***Final Tract Map***

82. Prior to recordation, a proposed Final Tract Map shall be submitted for review by the City. The Final Tract Map shall be presented to the City Council for review and action. The City Council meeting will be scheduled approximately sixty (60) days after the Improvement Plans with supporting documents and Final Map are deemed technically correct, and Subdivision Agreement and Bonds are approved by the City. The executed Final Map shall be returned to the City Public Works Department if Final Map has not been filed in the County Recorder's Office within ninety (90) days from the date of the City Council's approval.
83. Prior to the recordation of the Final Tract Map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other outstanding charges accrued to the City for the processing of the subdivision application shall be paid.
84. The final map shall reflect all easements needed to accommodate the project development. The private street and driveways shall be dedicated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLE), Sanitary Sewer Easement (SSE), and Emergency Vehicle Access Easement (EVAE).

85. Prior to the approval of the Final Map, an Inclusionary Housing Agreement (IHA) shall be submitted and approved by the Planning Director related to providing affordable housing units. The Inclusionary Housing Agreement shall conform to the requirements of the City's Inclusionary Housing Ordinance, including possibly the option of paying required in-lieu fees pursuant to the ordinance. Pursuant to the City's Interim Relief Ordinance (the Relief Ordinance – Ordinance No. 13-01), effective at the time of approval of this project, 10% of detached and 7.5% of attached residential units in a project must be set aside and sold at affordable prices to moderate-income households (households earning 120% of Area Median Income or less). The Relief Ordinance also allows developers to pay an \$80,000 per affordable unit in-lieu fee by right prior to obtaining a certificate of occupancy for those units. The Inclusionary Housing Agreement (IHA) between the City and the project owner will memorialize the obligations relevant to the compliance with inclusionary housing provisions by the project owner. Pursuant to the City's Inclusionary Housing Ordinance, approval and implementation of an IHA shall be a condition of any tentative map or building permit for any residential development project.
86. Prior to the approval of the Final Map, the developer shall pay the costs of providing public safety services to the project should the project generate the need for additional public safety services. The developer may pay either the net present value of such costs prior to issuance of building permits, or the developer may elect to annex into a special tax district formed by the City and pay such costs in the form of an annual special tax. The initial deposit of \$20,000 submitted by the developer for Tract 8026 shall include the analysis of the additional units in Tracts 8219 and 8222 to offset the City's cost of analyzing the cost of public safety services to the property and district formation.

**PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS**

87. Pursuant to the Municipal Code §10-3.332, the developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the subdivision agreement.
88. The proposed subdivision is located in the Benefit District 411-06, formed on January 16, 2007; therefore, it is subject to the following fees and credit:
- a) The developer/subdividers shall have a credit for three existing units within the development as shown in the Exhibit C of the Engineer's Report for the Benefit District 411-06.
  - b) The developer/subdivider shall be obligated to pay a Benefit District Fee in an amount consistent with the associated Mt. Eden Benefit District Engineer's Report and Chapter 8, Article 16 of the Hayward Municipal Code, to be \$12,140 per unit, for each unit after the third building permit has been issued.
  - c) For each additional unit for which a Benefit District Fee is due, the developer/subdivider shall also pay the City an additional \$300 per each additional unit to cover the cost of collecting and administering the Benefit District Fees.
89. Prior to issuance of building permits, a final map that reflects and is in substantial compliance with the approved vesting tentative tract map, shall be approved by the City Engineer and is in the process for filing with the office of the Alameda County Clerk Recorder.

90. Submit the following documents for review and approval, or for City project records/files:
  - a) Copy of the Notice of Intent filed with State Water Resources Control Board;
  - a) Engineer's estimate of costs, including landscape improvements;
  - b) Signed Final Map;
  - c) Signed Subdivision Agreement; and
  - d) Subdivision bonds.
  
91. Plans for building permit applications shall incorporate the following:
  - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
  - b) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. All exterior lighting shall be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is decorative and in keeping with the design of the development. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director or his/her designee shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the buildings. Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of proposed buildings.
  - c) Plans shall show that all utilities will be installed underground.
  
92. Required water system improvements shall be completed and operational prior to the start of combustible construction.
  
93. The developer/subdivider shall be responsible to adhere to all aspects of the approved Storm Water Pollution Prevention Plan (SWPPP) per the aforementioned condition of approval.
  
94. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.
  
95. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

**PRIOR TO COMPLETION OF SITE IMPROVEMENTS AND ISSUANCE OF CERTIFICATES OF OCCUPANCY**

***During Construction***

96. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.

97. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and site construction activities shall be limited to the hours 7:00 AM to 7:00 PM Monday through Saturday and 10:00 AM to 6:00 PM Sunday and Holidays. Grading hours are subject to the City Engineer's approval. Building construction hours are subject to Building Official's approval;
  - b. Grading and construction equipment shall be properly muffled;
  - c. Unnecessary idling of grading and construction equipment is prohibited;
  - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
  - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information and a copy provided to the Planning Division.
  - f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction and a copy provided to the Planning Division.
  - g. Daily clean-up of trash and debris shall occur on Eden Avenue, Saklan Road, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
  - h. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
  - i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
  - j. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
  - k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
  - l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
  - n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
  - o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);

- p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
  - r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
  - s. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
  - t. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
  - u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;
  - v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
  - w. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
98. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
99. In the event that human remains', archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.
100. The applicant shall comply with standards identified in General Plan Appendix N – Noise Guidelines for the Review of New Development. Measures to ensure compliance with such standards shall be developed by a state licensed acoustical engineer and incorporated into building permit plans, to be confirmed by the Planning and Building Divisions. Also, confirmation by a state licensed acoustical engineer that such standards are met shall be submitted after construction and prior to issuance of certificates of occupancy.

101. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
102. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed and installed in accordance with the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection with the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of landscape improvements.
103. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation, and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs, and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Public Works – Engineering and Transportation Department by the developer.

#### ***Homeowners Association***

104. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, the existing Conditions, Covenants and Restrictions (CC&R's), which created the homeowners association (HOA) for the first phase of Camden Place (Tract 8219), shall be revised to incorporate the additional properties and submitted for review and approval by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the stormwater BMPs associated with privately owned improvements and landscaping shall be maintained by the association. The CC&Rs shall include the following provisions:
  - a) The CC&R's shall state that the City of Hayward has the right to abate public nuisance conditions in the common area if the association or corporation fails to do so, and to assess the cost to the association, corporation or individual unit owners. In order to accomplish this, the CC&Rs shall contain the following typical statements:
    - i) In the event the Board fails to maintain the exterior portions of the common area so that owners, lessees, and their guest suffer, or will suffer, substantial diminution in the enjoyment, use or property value of the project, thereby impairing the health, safety, and welfare of the residents in the project, the City of Hayward, by and through its duly authorized officers and employees, shall have the right to enter upon the real property described in Exhibit "A" and to commence and complete such work as is necessary to maintain said exterior portions of the common area. The City shall enter and repair only if, after giving the Board written notice of the Board's failure to maintain the premises, the Board does not commence correction of such conditions in no more than 30 days from delivery of the notice and proceed diligently to completion. The Board agrees to pay all expenses incurred by the City of Hayward within 30 days of written demand. Upon failure by the Board to pay within said 30 days, the City of Hayward shall have the right to impose a lien for the proportionate share of such costs against each condominium or community apartment in the project.
    - ii) It is understood that by the provisions hereof, the City of Hayward is not required to

take any affirmative action, and any action undertaken by the City of Hayward shall be that which, in its sole discretion, it deems reasonable to protect the public health, safety, and general welfare, and to enforce it and the regulations and ordinances and other laws.

- iii) It is understood that action or inaction by the City of Hayward, under the provisions hereof, shall not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations, and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- iv) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law shall be cumulative and not exclusive, and the maintenance of any particular remedy shall not be a bar to the maintenance of any other remedy. In this connection it is understood and agreed that the failure by the Board to maintain the exterior portion of the common area shall be deemed to be a public nuisance, and the City of Hayward shall have the right to abate said condition, assess the costs thereof and cause the collection of said assessments to be made on the tax roll in the manner provided by Chapter 4, Article 1, of the Hayward Municipal Code or any other applicable law.
- v) The City Council of the City of Hayward may, at any time, relinquish its rights and interest in the project as herein set forth by appropriate resolution. Any such relinquishment by the City Council shall be effective on the date that the resolution is adopted and a copy thereof is placed in the United States mail, postage prepaid, addressed to the Board. The Board shall execute and record a declaration reflecting such relinquishment within 10 days of receipt of a copy of the resolution.

The above five paragraphs cannot be amended or terminated without the consent of the Hayward City Council.

- b) Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
- c) A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
- d) The HOA shall be managed and maintained by a professional property management company.
- e) The HOA shall own and maintain the private access road, Private Court "A" and on-site storm drain systems in the development, excluding those located within the public right-of-way.
- f) A provision that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City.
- g) The HOA shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The HOA representative(s) shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within fifteen days of notification to the homeowner. Plants in the common areas shall be replaced within two

weeks of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.

- h) A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.
- i) The garage of each unit shall be maintained for off-street parking of two vehicles and shall not be converted to living or storage areas. The HOA shall conduct at least semi-annual inspections to confirm that all residents are using their garages for parking their cars and not for storage. Residents shall make garages available for such inspections, as appropriate. An automatic garage door opening mechanism shall be provided for all garage doors.
- j) Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.
- k) The HOA shall maintain all fencing, parking surfaces, common landscaping, lighting, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.
- l) Any future major modification to the approved site plan shall require review and approval by the Planning Commission.
- m) On-site streetlights and pedestrian lighting shall be owned and maintained by the HOA and shall have a decorative design approved by the Planning Director and the City Engineer.
- n) Street sweeping of the private street and private parking stalls shall be conducted at least once a month.
- o) The association shall ensure that no less than 75 percent of the units shall be owner-occupied. The CC&Rs shall further provide that the leasing of units as a regular practice for business, speculative investment or other similar purpose is not permitted. However, to address special situations and avoid unusual hardship or special circumstances, such as a loss of job, job transfer, military transfer, change of school or illness or injury that, according to a doctor, prevents the owner from being employed, the CC&Rs may authorize the governing body to grant its consent, which consent shall not be unreasonably withheld, to a unit owner who wishes to lease or otherwise assign occupancy rights to a specified lessee for a specified period.

***Prior to the Issuance of Certificate of Occupancy or Final Report***

105. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.
106. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
107. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
108. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of the Vesting Tentative Tract Map is approved. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.
109. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch should be organic recycled chipped wood in the shades of Dark Brown Color. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.
110. The developer/subdivider shall be obligated for the following additional fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Tract Map was accepted as complete, unless otherwise indicated herein:
  - a) Supplemental Building Construction and Improvement Tax,
  - b) School Impact Fee
111. Final Hayward Fire Department inspection is required to verify that requirements for fire protection facilities have been met and actual construction of all fire protection equipment have been completed in accordance with the approved plan. Contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment.
112. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.

113. The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.
114. The applicant/subdivider shall submit an AutoCAD file format (release 2010 or later) in a CD of approved final map and 'as-built' improvement plans showing lot and utility layouts that can be used to update the City's Base Maps.
115. The applicant/subdivider shall submit an "as built" plans indicating the following:
  - a) Approved landscape and irrigation improvements;
  - b) All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.;
  - c) All the site improvements, except landscaping species, buildings and appurtenant structures; and
  - d) Final Geotechnical Report.



CITY OF  
**HAYWARD**  
HEART OF THE BAY

December 22, 2014

Alameda County Clerk  
1106 Madison Street, 1<sup>st</sup> Floor  
Oakland, CA 94607

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration for Zone Change Application No. PL-2014-0507 – from Medium Density Residential to Planned Development and Vesting Tentative Tract Map 8222 (Application No. PL-2014-0508) associated with the subdivision and construction of 9 single-family homes and common areas on a 0.60-acre site located at 23877 & 23875 Eden Avenue and 1500 & 1504 Sylvia Street. Bridgit Koller, Standard Pacific Corp. (Applicant/Owner); William and Rosita Ignacio (Owners)

Dear Mr. O'Connell,

Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guideline Section 15072. The specific posted comment period is from Tuesday, December 23, 2014 to Monday, January 12, 2015.

The Planning Commission of the City of Hayward has scheduled a public hearing on Thursday, February 5, 2015, at 7:00 p.m., Council Chambers, 2<sup>nd</sup> Floor, City Hall, 777 B Street, Hayward, to obtain citizen input on the proposed project and the Mitigated Negative Declaration and Initial Study. A copy of the staff report can be viewed on the City's website at [www.hayward-ca.gov](http://www.hayward-ca.gov) after January 30, 2015.

Following the Planning Commission public hearing this matter will then be heard by the City Council. Notice of the City Council hearing will be sent out at a later date. The Planning Commission can either recommend approval to the City Council or deny the application. If denied, the denial action is appealable. The appeal period is 10 days from the date of the decision. If recommended for approval or appealed, a public hearing will be scheduled before the City Council for final decision. Notice of the City Council hearing will be sent out at a later date.

Department of Development Services  
Planning Division

777 B Street, Hayward, CA 94541-5007  
Tel: 510/583-4200 Fax: 510/583-3649

If the Mitigated Negative Declaration is approved, a copy will be sent to the General Business Division of your office for recordation. If you have any questions, please contact me at (510) 583-4210 or e-mail me at [linda.ajello@hayward-ca.gov](mailto:linda.ajello@hayward-ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Linda Ajello". The signature is written in black ink and is positioned to the right of the typed name and title.

Linda Ajello, AICP  
Associate Planner



## CITY OF HAYWARD MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

### ***I. PROJECT DESCRIPTION:***

Project title: Camden Place; Zone Change Application PL-2014-0507 and Vesting Tentative Tract Map Application No. PL-2014-0508 (8222).

Description of project: The project proposes a subdivision of approximately 0.6 acres in order to develop 9 single-family homes and a private street that would have access from both public and private streets. The project will be an extension of the existing Camden Place residential development, which is currently under construction. Four of the units are proposed to be attached and five of the units are proposed as detached. Three of the nine units were evaluated as part of the previous 144 unit project, resulting in a net increase of six units. The subject site is part of Mt. Eden area which was annexed into the City of Hayward in March of 2007.

Project review involves consideration of a vesting tentative map and rezoning.

### ***II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:***

The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

### ***III. FINDINGS SUPPORTING DECLARATION:***

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.
4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.

5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project is consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes.
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.
14. The project will not result in significant impacts to traffic since it would not generate sufficient traffic to cause nearby intersections to operate at an unacceptable level of service.

**IV. PERSON WHO PREPARED INITIAL STUDY:**

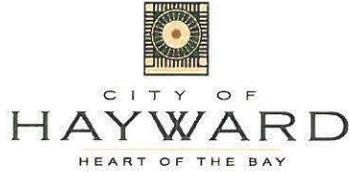
  
Linda Ajello, AICP, Associate Planner  
Dated: December 19, 2014

**V. COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED**

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For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4200

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**DEPARTMENT OF DEVELOPMENT SERVICES  
Planning Division**

**INITIAL STUDY CHECKLIST**

**Project Title:** Camden Place

**Lead agency name/address:** City of Hayward / 777 B Street, Hayward CA 94541

**Contact person:** Linda Ajello, AICP, Associate Planner

**Project location:** 23877 & 23875 Eden Avenue; and 1500 & 1504 Sylvania Street, in the Mt. Eden area of Hayward; Assessor's Parcel Numbers: 441-0095-012-03, 441-0095-990-60, 441-0095-990-61 and 441-0095-990-62.

**Project sponsors**

**Name and Address:** Standard Pacific Corp., 4750 Willow Road, Suite 150, Pleasanton, CA 94588

**Existing General Plan Designation:** Medium Density Residential

**Existing Zoning:** RM (Medium Density Residential)

**Project description:** The project proposes a subdivision of approximately 0.6 acres in order to develop 9 single-family homes and a private street that would have access from both public and private streets. The project will be an extension of the existing Camden Place residential development, which is currently under construction. Four of the units are proposed to be attached and five of the units are proposed as detached. Three of the nine units were evaluated as part of the previous 144 unit project, resulting in a net increase of six units. The subject site is part of Mt. Eden area which was annexed into the City of Hayward in March of 2007.

Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential (RM)* to *Planned Development (PD)*.

**Surrounding land uses and setting:** The project site is comprised of a single parcel containing a single-family home and three vacant parcels. The project site is surrounded by the initial phase of Camden Place, which consists of 144 single-family homes and is currently under construction, and the completed KB Homes development, which consists of 149 single-family homes. The general area is in the western portion of the City and is completely surrounded by incorporated Hayward.

**Other public agencies whose approval is required:** None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

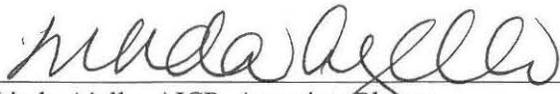
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                          |                                                             |                                                                        |
|----------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality                     |
| <input type="checkbox"/> Land Use / Planning             | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                                         |
| <input type="checkbox"/> Population / Housing            | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities / Service Systems        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 Linda Ajello, AICP, Associate Planner

12.19.2014  
 Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**ENVIRONMENTAL ISSUES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? <b>Comment</b> <i>There are no designated scenic vistas in the vicinity of the project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <b>Comment</b> <i>The project is not located within a state scenic highway; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <b>Comment</b> <i>The existing site is a mix of developed and undeveloped land. The proposed single family homes will add to the visual character of the site; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <b>Comment</b> <i>The new residential units will add some additional light to this area, but the amount is considered less than significant given the surrounding developed area; no mitigation is required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE AND FOREST**

**RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? <b>Comment</b> <i>The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <b>Comment</b> <i>The project site is not zoned for agricultural uses or under a Williamson Act contract; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? <b>Comment</b> <i>The project does not involve the rezoning of forest land or timberland; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? <b>Comment</b> <i>The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? <b>Comment</b> <i>The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY</b> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? <b>Comment</b> <i>The project is a residential in-fill project located near public transit and will not conflict with the goals of the air quality plan; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <b>Comment</b> <i>The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project of nine (9) new homes screens below what would require additional evaluation; thus the proposed project and impacts caused by construction activities will not violate any air quality standard and the impact is less than significant.</p>				

<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <b>Comment</b> The proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>d) Expose sensitive receptors to substantial pollutant concentrations? <b>Comment</b> The project is an in-fill development located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the impact is less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>e) Create objectionable odors affecting a substantial number of people? <b>Comment</b> The project is an in-fill residential development that will not create any objectionable odors; thus no impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**IV. BIOLOGICAL RESOURCES --** Would the project:

<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <b>Comment</b> The General Plan EIR notes that the City's urban area (which encompasses the project area), is composed of common upland habitat which does not provide suitable habitat conditions for special-status animal species. The General Plan EIR also notes that special-status plant species are found along the bay front and within the Hayward hills area, neither of which includes the project area. Since the project area is fully developed and disturbed, no significant impact related to special-status species is anticipated as a result of the project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <b>Comment</b> <i>The project area is fully developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <b>Comment</b> <i>The project site, located in an urban setting, contains no wetlands; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <b>Comment</b> <i>The project site is partially developed, located in an urban setting, and will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <b>Comment</b> <i>The project site contains many trees that will be impacted and proposes removal of 10 trees and the preservation of one tree. Of the trees to be removed, 5 were rated in poor condition, 3 were rated in fair condition and 3 were rated in good condition. HortScience, Inc. prepared a tree report dated August 6, 2014, identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.</i></p> <p><b>Mitigation Measure 1:</b> <i>The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees.</i></p> <p><b>Design Recommendations</b></p> <ol style="list-style-type: none"> <li><i>The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.</i></li> <li><i>Tree Protection Zone (TPZ) shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities,</i></li> </ol>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.*

3. *Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.*
4. *Irrigation systems must be designed so that no trenching that serves roots larger than 1" diameter will occur within the TPZ.*
5. *Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.*
6. *As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.*

**Pre-Construction Treatments and Recommendations**

1. *The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.*
2. *Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.*
3. *Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (international Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.*
4. *Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.*

**Recommendations for Tree Protection During Construction**

1. Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside TPZ at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.
6. If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Comment** *The project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES --** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with the improvements on the site or the affected parcels. Moreover, half of the project site is currently developed with structures and the other half was previously developed with structures (demolished within the last year). Due to the prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties, which are fully developed, have no historical significance. Should any disturbance occur below previously developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment** *No known archaeological resources exist on the site. Due to prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below develop areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment** *No known paleontological resources exist on the site, which has already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no unique geological features on or near the site; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Disturb any human remains, including those interred outside of formal cemeteries? **Comment:** *There are no known human remains nor cemeteries nearby the project site; however, standard procedures for grading operations would be followed during development, which require that if any such remains or resources are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures would be conditions of approval should the project be approved.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**VI. GEOLOGY AND SOILS --** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Comment:** *The project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated, thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking? **Comment:** *An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements, thus the impact is considered less than significant.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction? **Comment:** *The site is located within an area that may be susceptible to liquefaction (Preliminary Geotechnical Assessment prepared by ENGO, dated October 1, 2014 and Geotechnical Exploration Report prepared by ENGEO, dated July 25, 2013 and revised September 12, 2013). A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>impacts to a level of insignificance.</i>				
<b>Mitigation Measure 2:</b> <i>Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.</i>				
iv) Landslides? <b>Comment:</b> <i>Due to the relatively flat site topography, landslides are not likely; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <b>Comment:</b> <i>Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to, gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <b>Comment:</b> <i>The site is relatively flat and such impacts are not anticipated, thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <b>Comment:</b> <i>According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mitigation Measure 3:</b> <i>All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.</i>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <b>Comment:</b> <i>The project will be connected to an existing sewer system</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with sufficient capacity and does not involve septic tanks or other alternative wastewater; thus, no impact.

**VII. GREENHOUSE GAS EMISSIONS --**

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Comment** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 9 new attached and detached single family homes. Single-family home projects with less than 56 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO<sub>2</sub>e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment** *As discussed in VII(a) above, the project will not exceed the threshold for operation greenhouse gases. In addition, the project will be in compliance with the City of Hayward Green Building Ordinance; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**VIII. HAZARDS AND HAZARDOUS**

**MATERIALS --** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment** *The project is an in-fill residential project that does not involve the transport or use of hazardous materials; thus, no impact.*

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Comment:** *A Phase I Environmental Assessment was conducted on the site by ENGEO, dated August 8, 2014. The assessment revealed no evidence of "Recognized Environmental Conditions" (REC's) or historical REC's were identified; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
waste within one-quarter mile of an existing or proposed school? <b>Comment:</b> <i>The project will not emit hazardous materials or substances, thus no impact.</i>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <b>Comment:</b> <i>The project site is not on a list of hazardous materials sites; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <b>Comment:</b> <i>Although the site is located within two miles of the Hayward Executive Airport, development is proposed that is consistent with the Hayward General Plan, consisting of two-story residential units. Therefore, safety hazard related impacts are considered to be less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <b>Comment:</b> <i>The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <b>Comment:</b> <i>The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in extension of the City's public water system to the area, thereby improving fire-fighting capabilities in the area, thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <b>Comment:</b> <i>The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
-- Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? <b>Comment</b> <i>The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.</i>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? <b>Comment</b> <i>The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? <b>Comment</b> <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? <b>Comment</b> <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? <b>Comment</b> <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? <b>Comment</b> <i>The project site is an infill. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <b>Comment</b> <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <b>Comment</b> <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <b>Comment</b> <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <b>Comment</b> <i>The project site is not located within a 100-year flood hazard area, is located approximately 2 miles inland from the San Francisco Bay shoreline, and is approximately 40 feet above mean sea level; thus, no impact..</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. LAND USE AND PLANNING -- Would the project:</b>				
a) Physically divide an established community? <b>Comment:</b> <i>The development is proposed in a developed suburban setting and would not divide an established community; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <b>Comment</b> <i>The project involves the construction of 9 new residential units; however, the residential development is consistent with the density established by the City's General Plan. The project does include a request to modify the zoning designation; however, the Planned Development designation is to allow for flexibility in the development standards, not to accommodate additional density not anticipated by the General Plan, thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <b>Comment</b> <i>The project site is not covered by any habitat conservation plan or natural</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community conservation plan; thus, no impact.

**XI. MINERAL RESOURCES --** Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment:** *There are no known mineral resources on the project site; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment:** *There are no known mineral resources on the project site; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**XII. NOISE --** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Comment:** *The project is a residential development and will not involve an increase in the ambient noise levels above standards established in the General Plan. However, because the noise environment includes single event noise from aircraft overflights, the project includes the installation of mechanical ventilation to allow residents to keep their windows closed to minimize exterior noise. The City's Hazards Element of the General Plan, Table HAZ-1, indicates normally acceptable outdoor noise levels for single family residential units is 60 dBA Ldn; thus, no impact.*

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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** *No significant vibration impacts are anticipated for the project site; thus no impact.*

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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment:** *The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.*

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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment:** *Existing residential development will experience a*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*slight increase in ambient noise levels during the construction of the proposed project; construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *As indicated in the Mt. Eden Annexation Final EIR, based on Figure 7.3 in the General Plan EIR, the Project area is not impacted by significant noise levels from Oakland International Airport or Hayward Executive Airport. Concerns with nuisance issues associated with touch and go aircraft flights will be addressed with project conditions of approval, which will require that aviation easements be recorded that would ensure disclosure and notification to future property owners of touch and go aircraft operations in the vicinity. Additionally, pursuant to the Hayward Executive Airport Land Use Compatibility Plan, the development site lies within Safety Compatibility Zone No. 6. Construction of new single family homes within this plan zone is permitted. New home residents may experience some increased level of noises associated with airport operations, however, this impact would be a less than significant impact and no mitigation is required.*

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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within the vicinity of a private air strip; thus, no impact*

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**XIII. POPULATION AND HOUSING --**

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project involves the construction of 9 new residential units, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of one single-family home in order to construct 9 new single family units;*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of one single-family home in order to construct 9 new single family units; however, because of the large lot sizes and previous demolition of one single-family structure, the majority of the project site is vacant and the impact is considered less than significant.*

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**XIV. PUBLIC SERVICES --**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*

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Police protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*

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Schools? **Comment:** *The project site is within the Eden Gardens Elementary School, Ochoa Middle School and Mt. Eden High School attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation.*

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Parks? **Comment:** *The project proponent would be required to pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance*

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Other public facilities? **Comment:** *Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project does not exceed density envisioned by the General Plan thus the impact is considered less than significant.*

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**XV. RECREATION --**

a) Would the project increase the use of existing neighborhood and regional parks or other

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment** Each new single family home will have private open space and access to common open space located within the larger, overall development. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**Comment** Each new single family home will have private open space and access to common open space located within the larger, overall development. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

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**XVI. TRANSPORTATION/TRAFFIC --**

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Comment:** Hexagon Transportation Consultants, Inc. prepared a Transportation Impact Analysis for the larger, overall development (144 units), which assumed 151 residential units, and concluded that the project would not conflict with any applicable plans, ordinance, nor policies related to the circulation system; thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways **Comment:** No level of service will be impacted by the construction of the additional residential units on an existing in-fill lot; thus, no impact.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? <b>Comment</b> <i>The project involves no change to air traffic patterns; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <b>Comment</b> <i>The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? <b>Comment</b> <i>The project is on an in-fill site completely accessible and will not result in inadequate emergency access; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? <b>Comment</b> <i>The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <b>Comment</b> <i>The project will not exceed wastewater treatment requirements; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
needed? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <b>Comment</b> <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <b>Comment:</b> <i>As discussed under the Biology Resources section, the project would entail removal of some protected trees, as defined by the City of Hayward's Tree Preservation Ordinance. Mitigation measures, including installation of tree protection measures for preserved trees and replacement of all removed trees, have been identified to reduce such impacts to levels of insignificance.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? <b>Comment:</b> <i>The proposed 9-lot development is consistent with the density of development identified in both the City's General Plan and the Mt. Eden Annexation EIR; therefore, no such impacts are anticipated.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Comment:** *As indicated in the Biological Resources, Geology and Soils section, the project could cause substantial adverse effects on human beings due to loss of significant trees, potential seismic ground shaking, liquefaction and expansive soils. Mitigation measures, including the protection of preserved trees and replacement of all removed trees, preparation of a design level geotechnical evaluation and incorporation of all recommendations into the final project design, incorporation of all preliminary recommendations in the final project design to address expansive soils and incorporation of noise recommendations into the final design of the project, have been identified to reduce such impacts to levels of insignificance.*

## Camden Place

### Mitigation Monitoring and Reporting Program

Zone Change Application No. PL-2014-0507 and Vesting Tentative Tract Map Application  
No. PL-2014-0508 (8222);  
Bridgit Koller, Standard Pacific Corp., LLC (Applicant)  
William and Rosita Ignacio (Owners)

December 1, 2014

#### Mitigation 1

##### **Significant environmental Impact:**

The project site contains many trees that will be impacted and proposes removal of 10 trees and the preservation of one tree. Of the trees to be removed, 5 were rated in poor condition, 3 were rated in fair conditions and 3 were rated in good condition. HortScience, Inc. prepared a tree report dated August 6, 2014, identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.

##### **Mitigation Measure:**

The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees:

##### **Design Recommendations**

1. The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.
2. Tree Protection Zone (TPZ) shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.
3. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
4. Irrigation systems must be designed so that no trenching that serves roots larger than 1" diameter will occur within the TPZ.
5. Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.
6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.

### **Pre-Construction Treatments and Recommendations**

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
3. Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (international Society of Arboriculture, 2002) and adhere to the most recent editions of the American Nation Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.
4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

### **Recommendations for Tree Protection During Construction**

1. Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside TPZ at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.
6. If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

**Implementation Responsibility:** Project developer  
**Monitoring Responsibility:** City of Hayward Planning Division  
**Timing:** Prior to any project construction and during project construction

### **Mitigation 2**

#### **Significant environmental Impact:**

The site is located within an area that may be susceptible to liquefaction (Preliminary Geotechnical Assessment prepared by ENGO, dated October 1, 2014 and Geotechnical Exploration Report prepared by ENGEO, dated July 25, 2013 and revised September 12, 2013). A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.

#### **Mitigation Measure:**

Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.

**Implementation Responsibility:** Project developer  
**Monitoring Responsibility:** City of Hayward Building Division  
**Timing:** Prior issuance of a Building Permit for the project

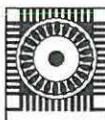
### **Mitigation 3**

#### **Significant environmental Impact:**

According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

#### **Mitigation Measure:**

All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.



CITY OF  
**HAYWARD**  
HEART OF THE BAY

December 22, 2014

Alameda County Clerk  
1106 Madison Street, 1<sup>st</sup> Floor  
Oakland, CA 94607

**Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for Zone Change Application No. PL-2014-0509 – from Medium Density Residential to Planned Development and Vesting Tentative Tract Map 8219 (Application No. PL-2014-0510) associated with the subdivision and construction of 14 single-family homes and common areas on a 1.0-acre site located at 1561 Middle Lane & 23572 Saklan Road. Bridgit Koller, Standard Pacific Corp. (Applicant/Owner); Jon Sylvester (Owner)**

Dear Mr. O'Connell,

Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guideline Section 15072. The specific posted comment period is from Tuesday, December 23, 2014 to Monday, January 12, 2015.

The Planning Commission of the City of Hayward has scheduled a public hearing on Thursday, February 5, 2015, at 7:00 p.m., Council Chambers, 2<sup>nd</sup> Floor, City Hall, 777 B Street, Hayward, to obtain citizen input on the proposed project and the Mitigated Negative Declaration and Initial Study. A copy of the staff report can be viewed on the City's website at [www.hayward-ca.gov](http://www.hayward-ca.gov) after January 30, 2015.

Following the Planning Commission public hearing this matter will then be heard by the City Council. Notice of the City Council hearing will be sent out at a later date. The Planning Commission can either recommend approval to the City Council or deny the application. If denied, the denial action is appealable. The appeal period is 10 days from the date of the decision. If recommended for approval or appealed, a public hearing will be scheduled before the City Council for final decision. Notice of the City Council hearing will be sent out at a later date.

Department of Development Services  
Planning Division

777 B Street, Hayward, CA 94541-5007  
Tel: 510/583-4200 Fax: 510/583-3649

If the Mitigated Negative Declaration is approved, a copy will be sent to the General Business Division of your office for recordation. If you have any questions, please contact me at (510) 583-4210 or e-mail me at [linda.ajello@hayward-ca.gov](mailto:linda.ajello@hayward-ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Linda Ajello". The signature is written in black ink and is positioned to the right of the typed name.

Linda Ajello. AICP  
Associate Planner



## CITY OF HAYWARD MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

### ***I. PROJECT DESCRIPTION:***

Project title: Camden Place; Zone Change Application PL-2014-0509 and Vesting Tentative Tract Map Application No. PL-2014-0510 (8219).

Description of project: The project proposes a subdivision of approximately 1.0 acres in order to develop 14 single-family homes and a private street that would have access from both public and private streets. The project will be an extension of the existing Camden Place residential development, which is currently under construction. Eleven of the units are proposed to be attached and three of the units are proposed as detached. The subject site is part of Mt. Eden area which was annexed into the City of Hayward in March of 2007.

Project review involves consideration of a vesting tentative map and rezoning.

### ***II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:***

The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

### ***III. FINDINGS SUPPORTING DECLARATION:***

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.
4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.

5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project is consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes.
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.
14. The project will not result in significant impacts to traffic since it would not generate sufficient traffic to cause nearby intersections to operate at an unacceptable level of service.

**IV. PERSON WHO PREPARED INITIAL STUDY:**



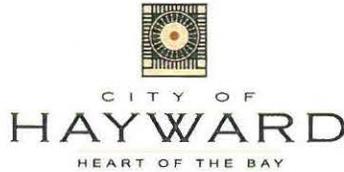
Linda Ajello, AICP, Associate Planner  
Dated: December 19, 2014

**V. COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED**

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For additional information, please contact the City of Hayward, Planning Division, 777 B Street,  
Hayward, CA 94541-5007, telephone (510) 583-4200

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**DEPARTMENT OF DEVELOPMENT SERVICES  
Planning Division**

**INITIAL STUDY CHECKLIST**

**Project Title:** Camden Place

**Lead agency name/address:** City of Hayward / 777 B Street, Hayward CA 94541

**Contact person:** Linda Ajello, AICP, Associate Planner

**Project location:** 1561 Middle Lane & 23572 Saklan Road, in the Mt. Eden area of Hayward; Assessor's Parcel Numbers: 441-0095-018-02 & 441-0095-019-04.

**Project sponsors**

**Name and Address:** Standard Pacific Corp., 4750 Willow Road, Suite 150, Pleasanton, CA 94588

**Existing General Plan Designation:** Medium Density Residential

**Existing Zoning:** RM (Medium Density Residential)

**Project description:** The project proposes a subdivision of approximately 1.0 acres in order to develop 14 single-family homes and a private street that would have access from both public and private streets. The project will be an extension of the existing Camden Place residential development, which is currently under construction. Eleven of the units are proposed to be attached and three of the units are proposed as detached. The subject site is part of Mt. Eden area which was annexed into the City of Hayward in March of 2007.

Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential (RM)* to *Planned Development (PD)*.

**Surrounding land uses and setting:** The project site is comprised of two parcels, each containing a single-family home. The project site is surrounded by single-family homes, including the initial phase of Camden Place, which consists of 144 single-family homes and is currently under construction, the completed KB Homes development, which consists of 149 single-family homes and light manufacturing and industrial uses to the west, across Saklan Road. The general area is in the western portion of the City and is completely surrounded by incorporated Hayward.

**Other public agencies whose approval is required:** None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                          |                                                             |                                                                        |
|----------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality                     |
| <input type="checkbox"/> Land Use / Planning             | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                                         |
| <input type="checkbox"/> Population / Housing            | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities / Service Systems        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 Linda Ajello, AICP, Associate Planner
 
 12.19.2014  
 Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**ENVIRONMENTAL ISSUES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista? <b>Comment</b> <i>There are no designated scenic vistas in the vicinity of the project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <b>Comment</b> <i>The project is not located within a state scenic highway; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <b>Comment</b> <i>The existing site is developed with two single-family homes. The proposed single family homes will add to the visual character of the site; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <b>Comment</b> <i>The new residential units will add some additional light to this area, but the amount is considered less than significant given the surrounding developed area; no mitigation is required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE AND FOREST**

**RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? <b>Comment</b> <i>The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <b>Comment</b> <i>The project site is not zoned for agricultural uses or under a Williamson Act contract; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? <b>Comment</b> <i>The project does not involve the rezoning of forest land or timberland; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? <b>Comment</b> <i>The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? <b>Comment</b> <i>The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY</b> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? <b>Comment</b> <i>The project is a residential in-fill project located on a site that is bordered to the east and west by a similar residential planned development and the proposed density is consistent with the General Plan. From Saklan Road, the site is located 0.11 miles from a public transit bus line along Clawiter Road and 0.35 miles from a public transit route along West Winton Avenue and will not conflict with the goals of the air quality plan; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <b>Comment</b> <i>The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project of fourteen (14) new homes screens below what would require additional evaluation; thus the proposed project and impacts caused by construction activities will not violate any air quality standard and the impact is less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <b>Comment</b> <i>The proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations? <b>Comment</b> <i>The project is an in-fill development located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the impact is less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create objectionable odors affecting a substantial number of people? <b>Comment</b> <i>The project is an in-fill residential development that will not create any objectionable odors; thus no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <b>Comment</b> <i>The General Plan EIR notes that the City's urban area (which encompasses the project area), is composed of common upland habitat which does not provide suitable habitat conditions for special-status animal species. The General Plan EIR also notes that special-status plant species are found along the bay front and within the</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Hayward hills area, neither of which includes the project area. Since the project area is fully developed and disturbed, no significant impact related to special-status species is anticipated as a result of the project.</i>				

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <b>Comment</b> <i>The project area is fully developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <b>Comment</b> <i>The project site, located in an urban setting, contains no wetlands; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <b>Comment</b> <i>The project site is partially developed, located in an urban setting, and will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <b>Comment</b> <i>The project site contains many trees that will be impacted and proposes removal of sixteen (16) trees and the preservation of eight (8) trees. Of the trees to be removed, 2 were rated in poor condition, 8 were rated in fair condition and 6 were rated in good condition. HortScience, Inc. prepared a tree report dated August 6, 2014, identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Mitigation Measure 1:** *The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees.*

**Design Recommendations**

1. *The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.*
2. *Tree Protection Zone (TPZ) shall be*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.*

3. *Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.*
4. *Irrigation systems must be designed so that no trenching that serves roots larger than 1" diameter will occur within the TPZ.*
5. *Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.*
6. *As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.*

***Pre-Construction Treatments and Recommendations***

1. *The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.*
2. *Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.*
3. *Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (international Society of Arboriculture, 2002) and adhere to the most recent editions of the American Nation Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.*
4. *Tree(s) to be removed that have branches*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.*

**Recommendations for Tree Protection During Construction**

1. *Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.*
2. *All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.*
3. *Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.*
4. *Construction trailers, traffic and storage areas must remain outside TPZ at all times.*
5. *Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.*
6. *If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.*
7. *All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.*
8. *If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.*
9. *No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.*
10. *Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.*

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**Comment** *The project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.*

**V. CULTURAL RESOURCES --** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with the improvements on the site or the affected parcels. Moreover, the project site is currently developed with structures. Due to the prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties, which are fully developed, have no historical significance. Should any disturbance occur below previously developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment** *No known archaeological resources exist on the site. Due to prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below develop areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment** *No known paleontological resources exist on the site, which has already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no*

unique geological features on or near the site; thus, no impact.

d) Disturb any human remains, including those interred outside of formal cemeteries? **Comment** There are no known human remains nor cemeteries nearby the project site; however, standard procedures for grading operations would be followed during development, which require that if any such remains or resources are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures would be conditions of approval should the project be approved.

**VI. GEOLOGY AND SOILS --** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Comment:** The project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated, thus no impact.

ii) Strong seismic ground shaking? **Comment:** An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements, thus the impact is considered less than significant.

iii) Seismic-related ground failure, including liquefaction? **Comment:** The site is located within an area that may be susceptible to liquefaction (Preliminary Geotechnical Assessment prepared by ENGO, dated October 1, 2014 and Geotechnical Exploration Report prepared by ENGEO, dated July 25, 2013 and revised September 12, 2013). A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.

**Mitigation Measure 2:** Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall

be incorporated into the final design of the project.

iv) Landslides? **Comment:** Due to the relatively flat site topography, landslides are not likely; thus no impact.

b) Result in substantial soil erosion or the loss of topsoil? **Comment:** Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to, gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **Comment:** The site is relatively flat and such impacts are not anticipated, thus no impact.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **Comment:** According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

**Mitigation Measure 3:** All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **Comment:** The project will be connected to an existing sewer system with sufficient capacity and does not involve septic tanks or other alternative wastewater; thus, no impact.

**VII. GREENHOUSE GAS EMISSIONS --**

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant

impact on the environment? **Comment** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of fourteen (14) new attached and detached single family homes. Single-family home projects with less than 56 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO<sup>2</sup>e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects; thus no impact.*

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment** *As discussed in VII(a) above, the project will not exceed the threshold for operation greenhouse gases. In addition, the project will be in compliance with the City of Hayward Green Building Ordinance; thus no impact.*

**VIII. HAZARDS AND HAZARDOUS MATERIALS --** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment** *The project is an in-fill residential project that does not involve the transport or use of hazardous materials; thus, no impact.*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Comment:** *A Phase I Environmental Assessment was conducted on the site by ENGEO, dated August 5, 2014. The assessment revealed no evidence of "Recognized Environmental Conditions" (REC's) or historical REC's were identified; thus no impact.*

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Comment:** *The project will not emit hazardous materials or substances, thus no impact.*

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Comment** *The project site is not on a list of hazardous materials sites; thus, no impact.*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **Comment:** *Although the site is located within two miles of the Hayward Executive Airport, development is proposed that is consistent with the Hayward General Plan, consisting of two-story residential units. Therefore, safety hazard related impacts are considered to be less than significant.*

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **Comment:** *The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.*

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Comment:** *The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in extension of the City's public water system to the area, thereby improving fire-fighting capabilities in the area, thus no impact.*

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Comment:** *The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.*

**IX. HYDROLOGY AND WATER QUALITY**

-- Would the project:

a) Violate any water quality standards or waste discharge requirements? **Comment:** *The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.*

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**Comment:** *The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.*

f) Otherwise substantially degrade water quality? **Comment** *The project site is an infill. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.*

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **Comment** *The project site is not located within a 100-year flood hazard area; thus, no impact.*

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **Comment** *The project site is not located within a 100-year flood hazard area; thus, no impact.*

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **Comment** *The project site is not located within a 100-year flood hazard area; thus, no impact.*

j) Inundation by seiche, tsunami, or mudflow? **Comment** *The project site is not located within a 100-year flood hazard area, is located approximately 2*

miles inland from the San Francisco Bay shoreline, and is approximately 37 feet above mean sea level; thus, no impact..

**X. LAND USE AND PLANNING --** Would the project:

a) Physically divide an established community?  
**Comment:** *The development is proposed in a developed suburban setting and would not divide an established community; thus no impact.*

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment** *The project involves construction of 14 new single-family homes and is consistent with the designated General Plan density. The project does include a request to modify the zoning designation; however, the Planned Development designation is to allow for flexibility in the development standards, not to accommodate additional density not anticipated by the General Plan, thus no impact.*

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment** *The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*

**XI. MINERAL RESOURCES --** Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment** *There are no known mineral resources on the project site; thus no impact.*

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment** *There are no known mineral resources on the project site; thus no impact.*

**XII. NOISE --** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Comment:** *The project is a residential development and will not involve an increase in the ambient noise levels above standards established in the General Plan. However,*

because the noise environment includes single event noise from aircraft overflights, the project includes the installation of mechanical ventilation to allow residents to keep their windows closed to minimize exterior noise. The City's Hazards Element of the General Plan, Table HAZ-1, indicates normally acceptable outdoor noise levels for single family residential units is 60 dBA Ldn; thus, no impact.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** No significant vibration impacts are anticipated for the project site; thus no impact.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment** The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment** Existing residential development will experience a slight increase in ambient noise levels during the construction of the proposed project; construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** As indicated in the Mt. Eden Annexation Final EIR, based on Figure 7.3 in the General Plan EIR, the Project area is not impacted by significant noise levels from Oakland International Airport or Hayward Executive Airport. Concerns with nuisance issues associated with touch and go aircraft flights will be addressed with project conditions of approval, which will require that aviation easements be recorded that would ensure disclosure and notification to future property owners of touch and go aircraft operations in the vicinity. Additionally, pursuant to the Hayward Executive Airport Land Use Compatibility Plan, the development site lies within Safety Compatibility Zone No. 6. Construction of new single family homes within this plan zone is permitted. New home residents may experience some increased level of noises associated with airport operations, however, this impact would be a less than significant impact and no mitigation is required.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within the vicinity of a private air strip; thus, no impact*

**XIII. POPULATION AND HOUSING --**

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project involves the construction of fourteen (14) new residential units, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.*

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of two (2) single-family homes in order to construct fourteen (14) new single family units; however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.*

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the demolition of two (2) single-family homes in order to construct fourteen (14) new single family units; however, because of the large lot sizes, the majority of the project site is vacant and the impact is considered less than significant.*

**XIV. PUBLIC SERVICES --**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*

Police protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*

Schools? **Comment:** *The project site is within the Eden Gardens Elementary School, Ochoa Middle School and Mt. Eden High School*

attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation.

Parks? **Comment:** The project proponent would be required to pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance

Other public facilities? **Comment:** Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project does not exceed density envisioned by the General Plan thus the impact is considered less than significant.

**XV. RECREATION --**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment:** Each new single family home will have private open space and access to common open space located within the project site and the larger, overall development. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment:** Each new single family home will have private open space and access to common open space located on the project site and within the larger, overall development. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

**XVI. TRANSPORTATION/TRAFFIC --**

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Comment:** Hexagon Transportation Consultants, Inc. prepared a

Transportation Impact Analysis for the larger, overall development (144 units), which assumed 151 residential units, and concluded that the project would not conflict with any applicable plans, ordinance, nor policies related to the circulation system; thus no impact.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways **Comment:** *No level of service will be impacted by the construction of the additional residential units on an existing in-fill lot; thus, no impact.*

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? **Comment** *The project involves no change to air traffic patterns; thus, no impact.*

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Comment** *The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.*

e) Result in inadequate emergency access? **Comment** *The project is on an in-fill site completely accessible and will not result in inadequate emergency access; thus, no impact.*

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **Comment** *The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.*

**XVII. UTILITIES AND SERVICE SYSTEMS**

-- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **Comment** *The project will not exceed wastewater treatment requirements; thus no impact.*

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.*
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*
- g) Comply with federal, state, and local statutes and regulations related to solid waste? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **Comment:** *As discussed under the Biology Resources section, the project would entail removal of some protected trees, as defined by the City of Hayward's Tree Preservation Ordinance. Mitigation measures, including installation of tree protection measures for preserved trees and replacement of all removed trees, have been identified to reduce such impacts to levels of insignificance.*
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other

current projects, and the effects of probable future projects)? **Comment:** *The proposed 14-lot development is consistent with the density of development identified in both the City's General Plan and the Mt. Eden Annexation EIR; therefore, no such impacts are anticipated.*

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Comment:** *As indicated in the Biological Resources, Geology and Soils section, the project could cause substantial adverse effects on human beings due to loss of significant trees, potential seismic ground shaking, liquefaction and expansive soils. Mitigation measures, including the protection of preserved trees and replacement of all removed trees, preparation of a design level geotechnical evaluation and incorporation of all recommendations into the final project design, incorporation of all preliminary recommendations in the final project design to address expansive soils and incorporation of noise recommendations into the final design of the project, have been identified to reduce such impacts to levels of insignificance.*



## Camden Place

### Mitigation Monitoring and Reporting Program

Zone Change Application No. PL-2014-0509 and Vesting Tentative Tract Map Application  
No. PL-2014-0510 (8219);  
Bridgit Koller, Standard Pacific Corp., LLC (Applicant)  
Jon Sylvester (Owner)

December 1, 2014

#### Mitigation 1

##### **Significant environmental Impact:**

The project site contains many trees that will be impacted and proposes removal of 16 trees and the preservation of eight trees. Of the trees to be removed, 2 were rated in poor condition, 8 were rated in fair conditions and 6 were rated in good condition. HortScience, Inc. prepared a tree report dated August 6, 2014, identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. Following these recommendations will reduce impacts to a level of insignificance.

##### **Mitigation Measure:**

The applicant shall follow all recommendations in the tree evaluation report including protection of all trees to be preserved during all phases of the development and replacement of all removed trees based on the value of the removed trees:

##### **Design Recommendations**

1. The horizontal and vertical elevation of each tree to be preserved shall be accurately located by an engineer survey.
2. Tree Protection Zone (TPZ) shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the TPZ. Spoil from trench, footing, utility or other excavation shall not be placed within the TPZ, neither temporarily nor permanently. For design purposes, the TPZ shall be the existing curb or drip line of the tree.
3. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
4. Irrigation systems must be designed so that no trenching that serves roots larger than 1" diameter will occur within the TPZ.
5. Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the TPZ. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Project Arborist and designed to protect tree roots.
6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand displacement.

### **Pre-Construction Treatments and Recommendations**

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the TPZ prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
3. Any pruning required to provide clearance for construction shall be done by a State of California Licensed Tree Worker in accordance with the Best Management Practices for Pruning (international Society of Arboriculture, 2002) and adhere to the most recent editions of the American Nation Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.
4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

### **Recommendations for Tree Protection During Construction**

1. Any approved grading, construction, demolition or other work within the TPZ should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside TPZ at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist.
6. If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. All grading within the drip line of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

**Implementation Responsibility:** Project developer  
**Monitoring Responsibility:** City of Hayward Planning Division  
**Timing:** Prior to any project construction and during project construction

**Mitigation 2**

**Significant environmental Impact:**

The site is located within an area that may be susceptible to liquefaction (Preliminary Geotechnical Assessment prepared by ENGO, dated October 1, 2014 and Geotechnical Exploration Report prepared by ENGEO, dated July 25, 2013 and revised September 12, 2013). A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.

**Mitigation Measure:**

Prior to issuance of a Building permit, the applicant shall conduct a design level geotechnical evaluation and submit that for review and approval and any recommendations shall be incorporated into the final design of the project.

**Implementation Responsibility:** Project developer  
**Monitoring Responsibility:** City of Hayward Building Division  
**Timing:** Prior issuance of a Building Permit for the project

**Mitigation 3**

**Significant environmental Impact:**

According to the Preliminary Geotechnical Assessment, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

**Mitigation Measure:**

All recommendations outlined in the preliminary geotechnical assessment, including, but not limited to, keeping exposed soils moist prior to concrete placement for foundation construction and proper compaction of clay soils to reduce swell potential shall be incorporated in the final design in order to mitigate for the presence of expansive soils on the project site.



**PROJECT TEAM**

APPLICANT:  
 STANDARD PACIFIC HOMES  
 4750 WILLOW ROAD, SUITE 150  
 PLEASANTON, CA 94588  
 CONTACT: MANDI KAERCHER

CIVIL ENGINEER:  
 RUGGERI-JENSEN-AZAR  
 4690 CHABOT DRIVE, SUITE 200  
 PLEASANTON, CA 04588  
 CONTACT: MARK FALGOUT

ARCHITECT:  
 KTGy GROUP, INC.  
 580 SECOND STREET, SUITE 200  
 OAKLAND, CA 94607  
 CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:  
 RIPLEY DESIGN GROUP  
 1615 BONANZA STREET, SUITE 314  
 WALNUT CREEK, CA 94596  
 CONTACT: ANNIKA CARPENTER

**PROJECT INFO**

TRACT 8222 - CAMDEN PLACE (IGNACIO)  
 SINGLE FAMILY RESIDENTIAL: 9 NEW UNITS  
 TOTAL PROJECT SIZE: 24,998 SF

NOTES:

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.
- ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS ACCORDING TO NFPA 13D.

**SHEET INDEX**

**CIVIL**

- C1 GENERAL NOTES
- C2 EXISTING SITE CONDITIONS
- C3 PRELIMINARY SITE PLAN
- C4 PRELIMINARY GRADING PLAN
- C5 PRELIMINARY UTILITY PLAN
- C6 PRELIMINARY STORMWATER TREATMENT PLAN

**ARCHITECTURE**

- A-0.1 SITE PLAN - OPEN SPACE
- A-0.2 SITE PLAN - PEDESTRIAN CONNECTIVITY
- A-1.1 DUET 3A FLOOR PLANS
- A-1.2 DUET 3A EXTERIOR ELEVATIONS
- A-1.3 DUET 3B FLOOR PLANS
- A-1.4 DUET 3B EXTERIOR ELEVATIONS
- A-2.1 PLAN 6A FLOOR PLANS
- A-2.2 PLAN 6A EXTERIOR ELEVATIONS
- A-2.3 PLAN 6B FLOOR PLANS
- A-2.4 PLAN 6B EXTERIOR ELEVATIONS
- A-3.1 PLAN 8B FLOOR PLANS
- A-3.2 PLAN 8B EXTERIOR ELEVATIONS
- A-4.1 PLAN 9A FLOOR PLANS
- A-4.2 PLAN 9A EXTERIOR ELEVATIONS

**LANDSCAPE**

- L-1 CONCEPTUAL LANDSCAPE SITE PLAN
- L-2 CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
- L-3 CONCEPTUAL LANDSCAPE DETAILS
- L-4 CONCEPTUAL IRRIGATION PLAN

**CAMDEN PLACE - TRACT 8222**



**Standard Pacific Homes**  
 4750 Willow Road, Suite 150  
 Pleasanton, CA 94588

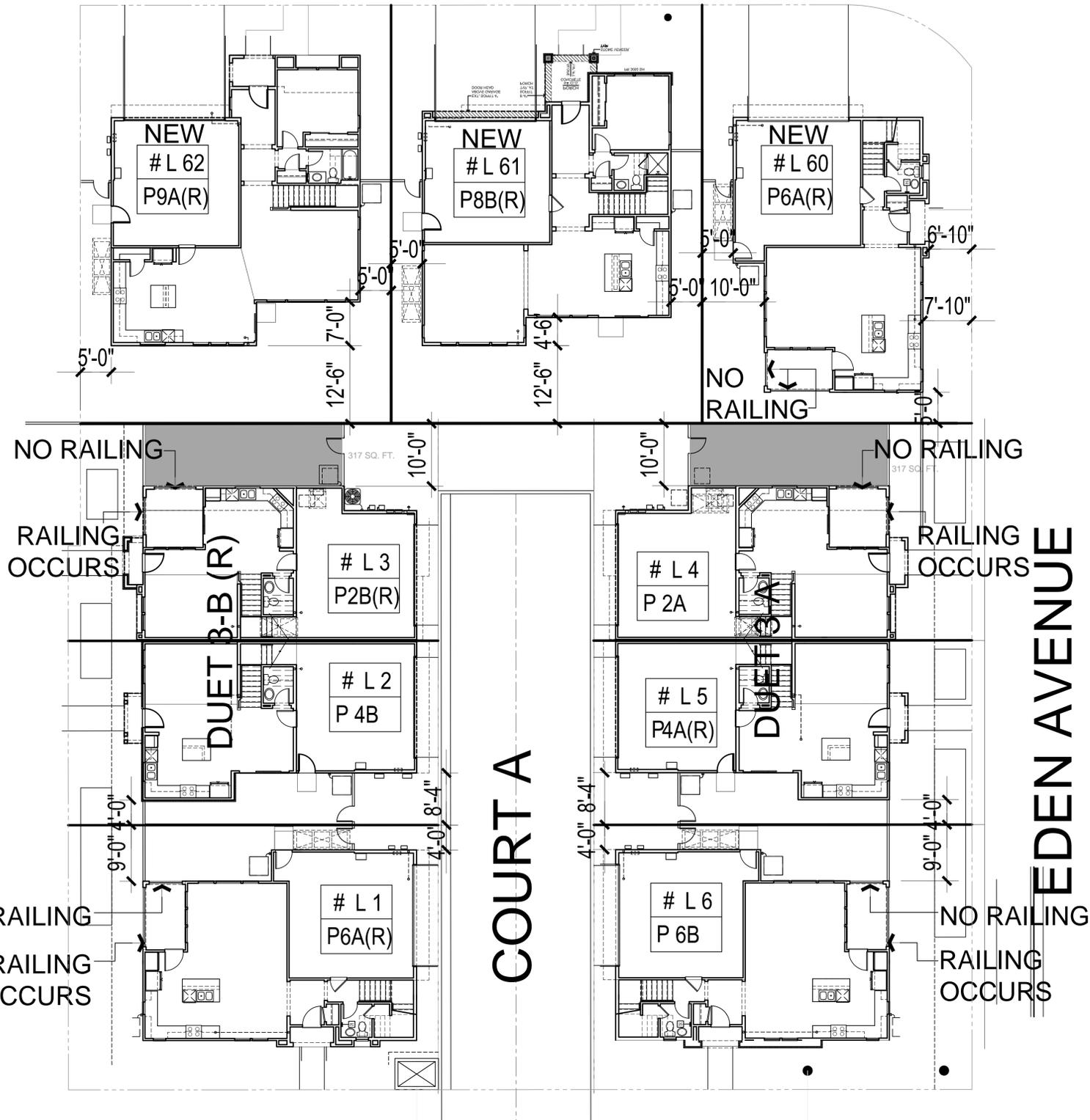
Hayward, CA

KTGY # 2013-0360

2014-10-02  
 2014-11-26

**KTGY Group, Inc.**  
**Architecture+Planning**  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com





TRACT 8222				
PLAN	BED	BATH	SQ. FT.	COUNT
DUET BUILDING 3				
PLAN 2	3	2.5	1467	2
PLAN 4	3	2.5	1546	2
PLAN 6	3	2.5	1888	2

TRACT 8219	
LOT	OPEN SPACE + 10'MIN.
1	180 s.f.
2	215 s.f.
3	0 s.f.
4	426 s.f.
5	352 s.f.
6	209 s.f.
7	207 s.f.
8	215 s.f.
9	0 s.f.
10	430 s.f.
11	432 s.f.
12	0 s.f.
13	417 s.f.
14	506 s.f.
	<b>3589 s.f.</b>

TRACT 8222	
LOT	OPEN SPACE + 10'MIN.
1	0 s.f.
2	0 s.f.
3	317 s.f.
4	317 s.f.
5	0 s.f.
6	0 s.f.
	<b>634 s.f.</b>

TRACT 8219 - ONLY (prev. Sylvester)			
14 units	350 s.f. open space per unit	=	4900 Total Open Space Required
14 units	100 s.f. per unit	=	1400 Total Public/Group Open Space Required
PRIVATE OPEN SPACE PROVIDED:		3589 s.f.	
PUBLIC OPEN SPACE REQUIRED:		4900 - 3589	= 1311 (minimum required of 1,400 s.f.)

TRACT 8222 - ONLY (prev. Ignacio)			
6 units	350 s.f. open space per unit	=	2100 Total Open Space Required
6 units	100 s.f. per unit	=	600 Total Public/Group Open Space Required
PRIVATE OPEN SPACE PROVIDED:		634 s.f.	
PUBLIC OPEN SPACE REQUIRED:		2100-634	= 1466 (minimum required of 1,400 s.f.)

TRACT 8219 AND 8222 COMBINED			
20 units	350 s.f. open space per unit	=	7000 Total Open Space Required
20 units	100 s.f. per unit	=	2000 Total Public/Group Open Space Required
8219 AND 8222 PRIVATE OPEN SPACE:		3589+634	= 4223
PRIVATE OPEN SPACE PROVIDED:		4223 s.f.	
PUBLIC OPEN SPACE REQUIRED:		7000-4223	= 2777
PUBLIC OPEN SPACE PROVIDED:		3218	= 3218

# CAMDEN PLACE - TRACT 8222

# GLENN STREET

# ARCHITECTURAL SITE PLAN

A0.1



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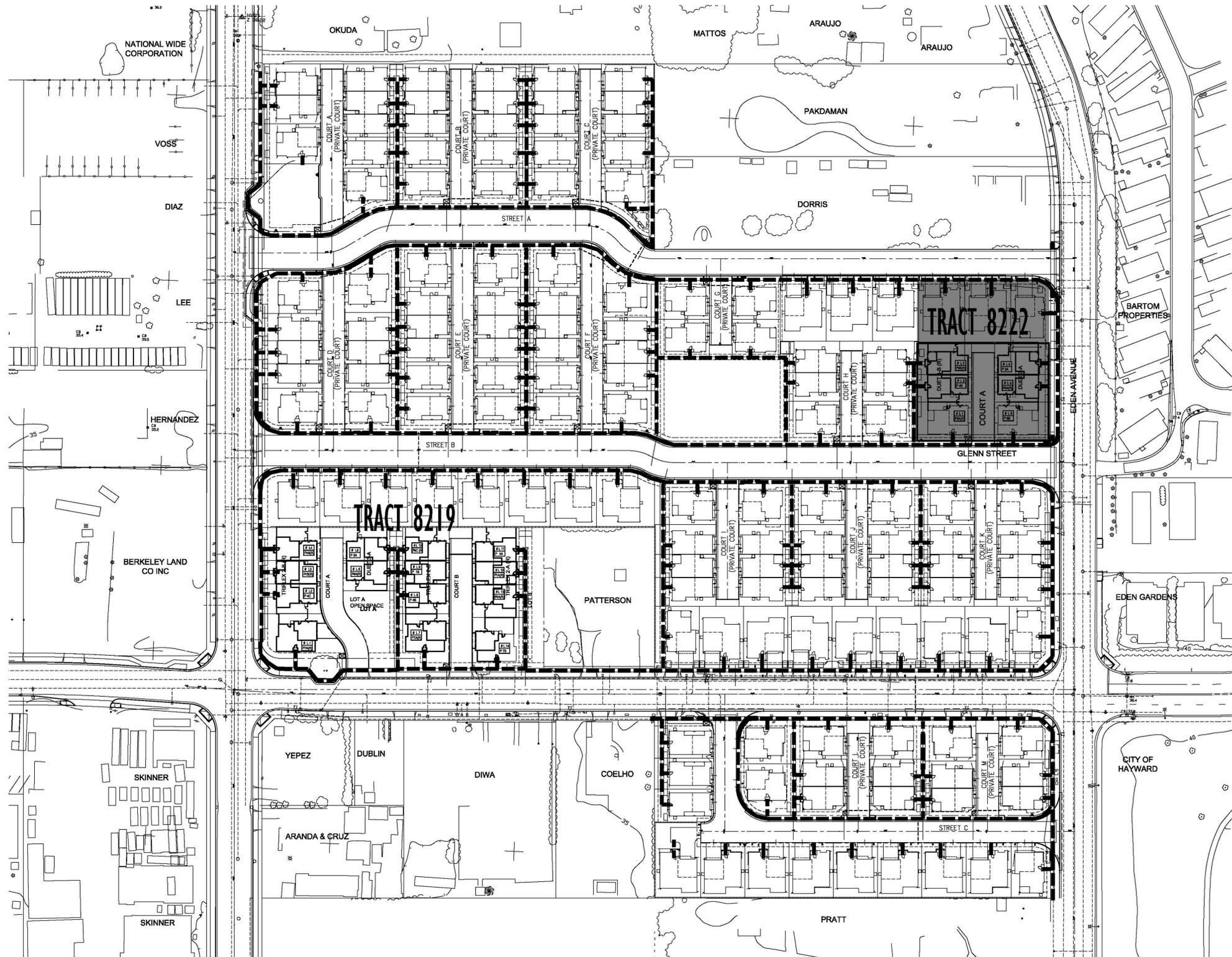
Hayward, CA

KTGY # 2013-0360

2014-10-02  
2014-11-26

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# CAMDEN PLACE - TRACT 8222

# ARCHITECTURAL SITE PLAN - PEDESTRIAN CONNECTIVITY

N.T.S.

A0.2



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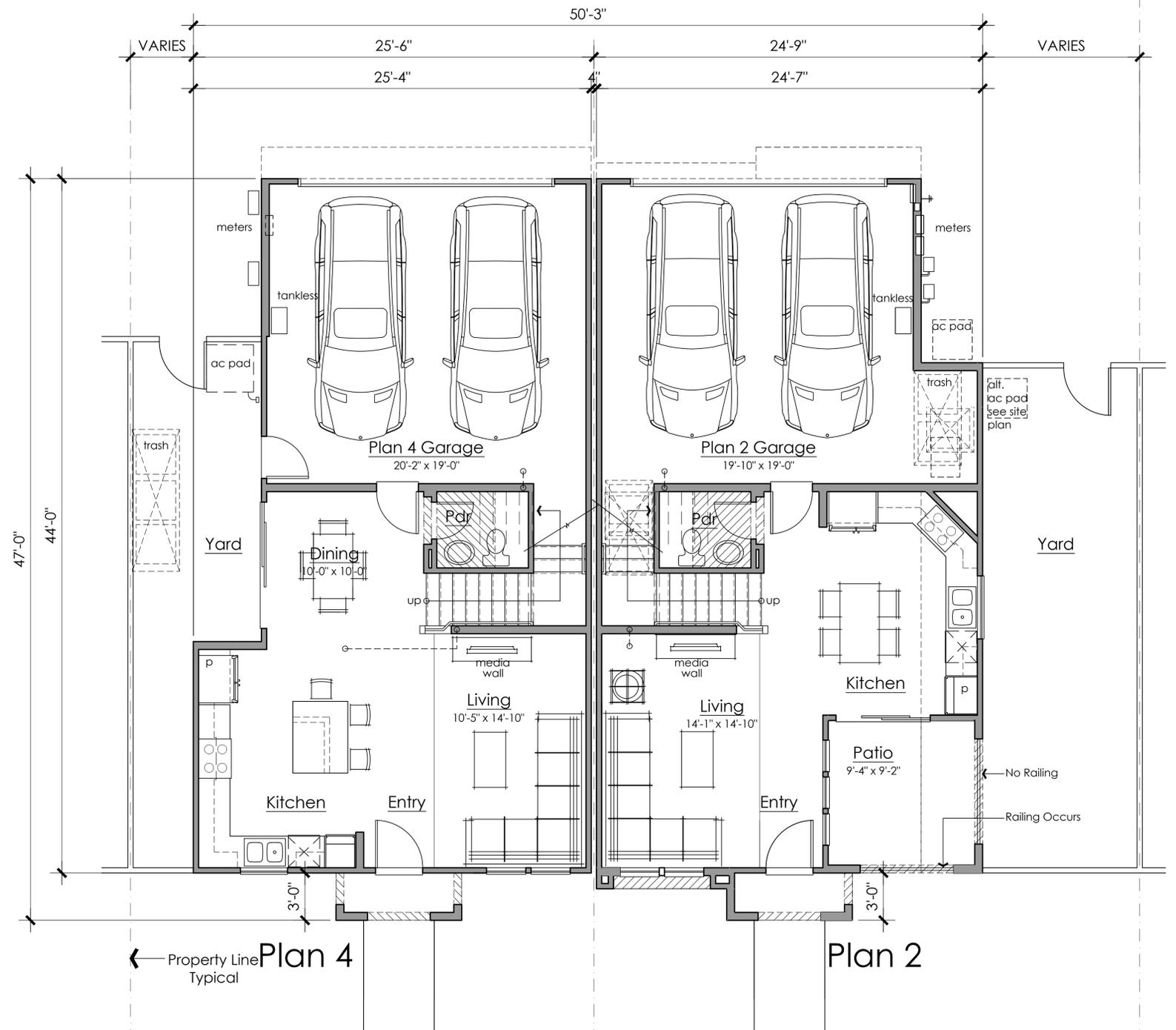




Plan 4

Plan 2

Second Floor



Plan 4

Plan 2

First Floor

Plan 4	Plan 2
3 Bedrooms	3 Bedrooms
2.5 Baths	2.5 Baths
1546 s.f.	1467 s.f.

CAMDEN PLACE - TRACT 8222

DUET 3A - FLOOR PLANS



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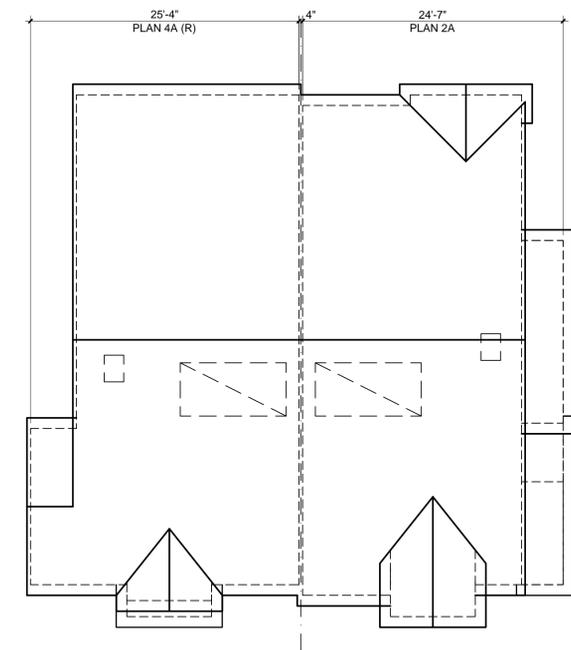


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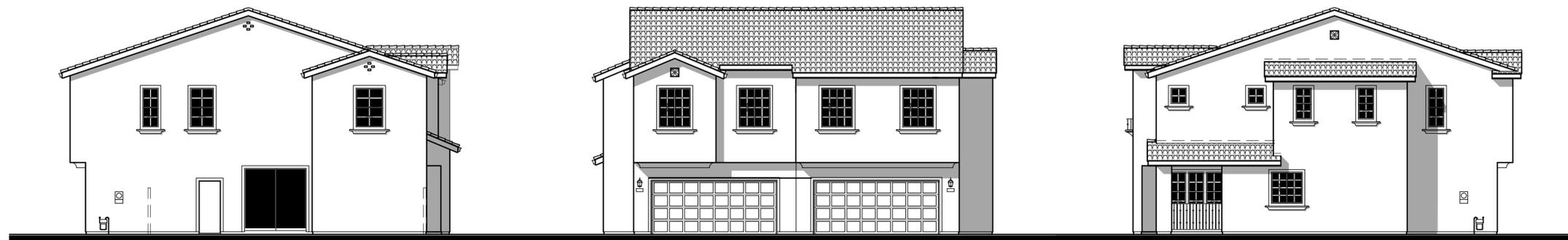
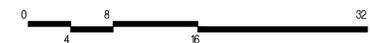


Plan 4 Plan 2

Front Elevation



Roof Plan  
(4:12 Pitch)



Plan 4  
Left Elevation

Plan 2 Plan 4  
Front Elevation

Plan 2  
Right Elevation

**CAMDEN PLACE - TRACT 8222**



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**DUET 3A - EXTERIOR ELEVATIONS**

Hayward, CA  
KTGY # 2013-0360

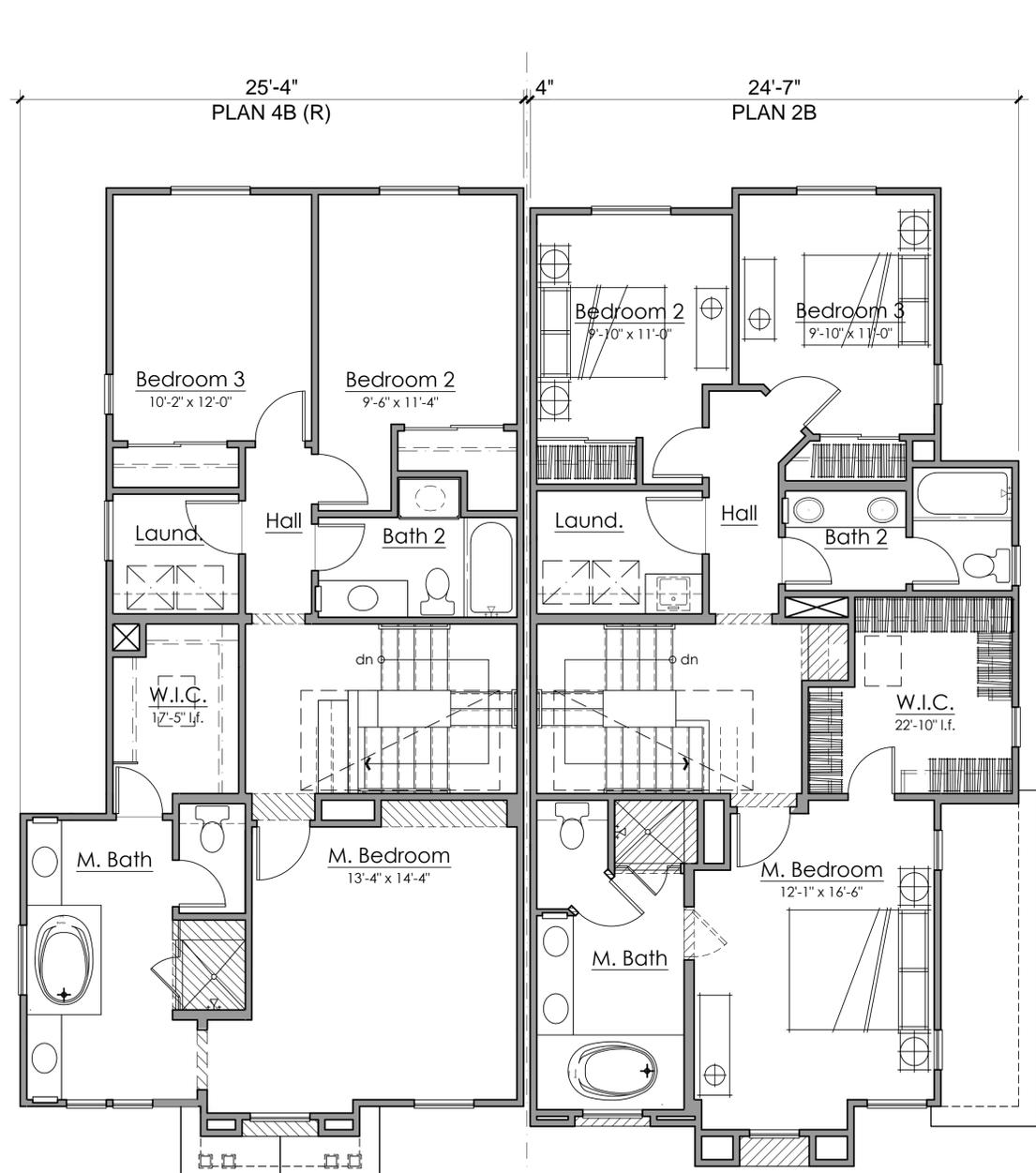
2014-10-02  
2014-11-26



**A1.2**

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Architecture+Planning  
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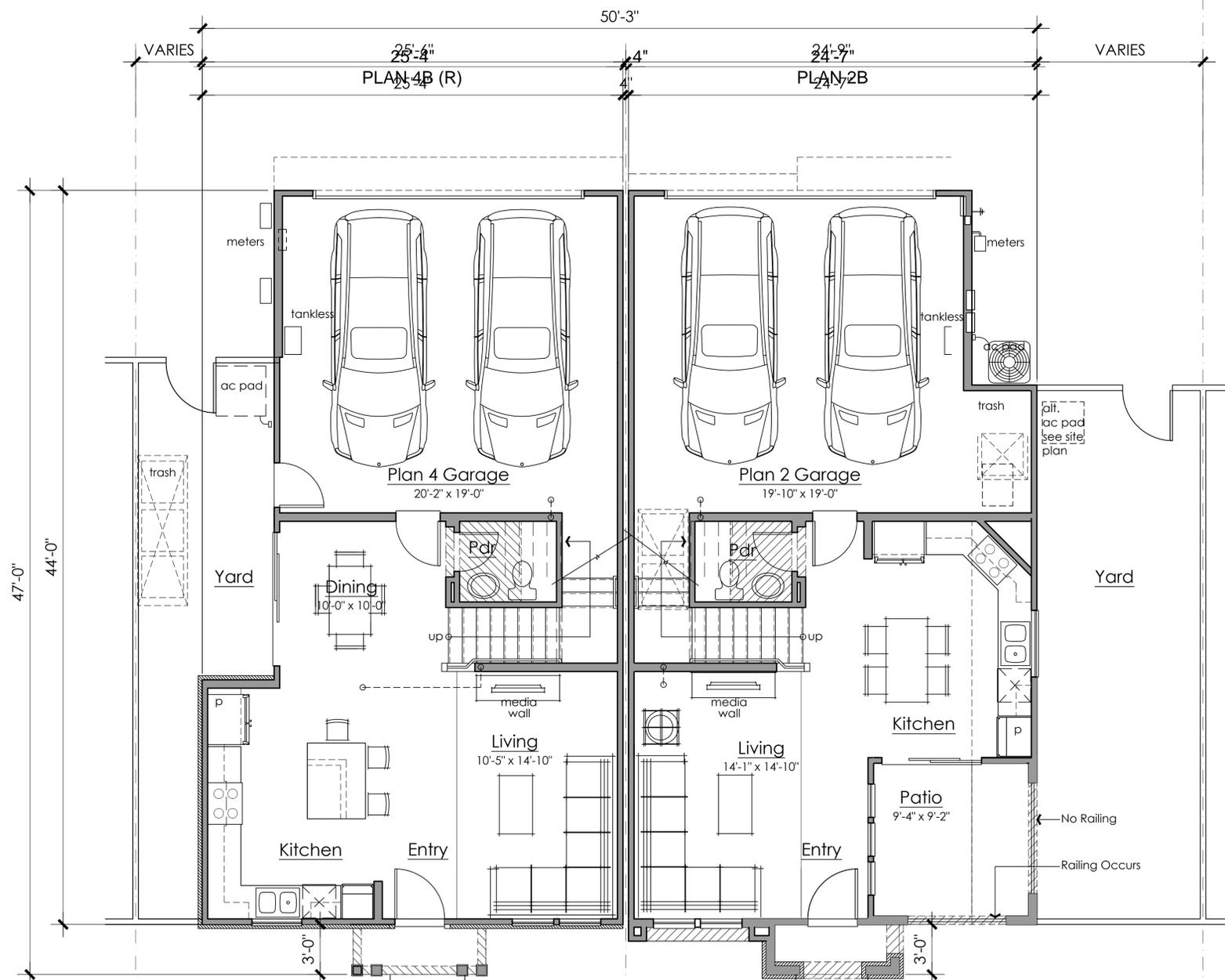




Plan 4

Plan 2

Second Floor



Plan 4

Plan 2

First Floor

Plan 4	Plan 2
3 Bedrooms	3 Bedrooms
2.5 Baths	2.5 Baths
1546 s.f.	1467 s.f.

CAMDEN PLACE - TRACT 8222

DUET 3B - FLOOR PLANS



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Hayward, CA

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2014-10-02  
2014-11-26

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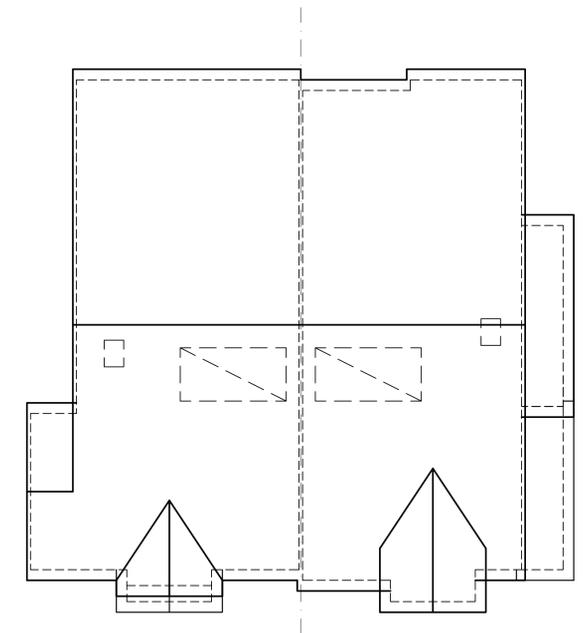
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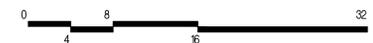
Plan 4

Plan 2

Front Elevation

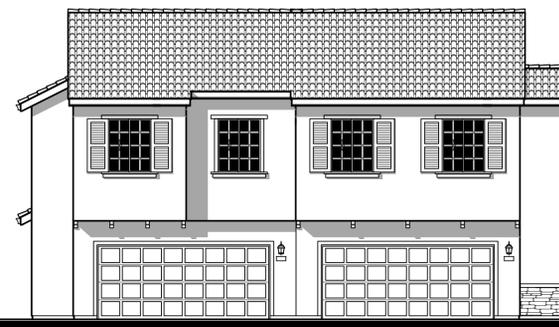


Roof Plan  
(4:12 Pitch)



Plan 4

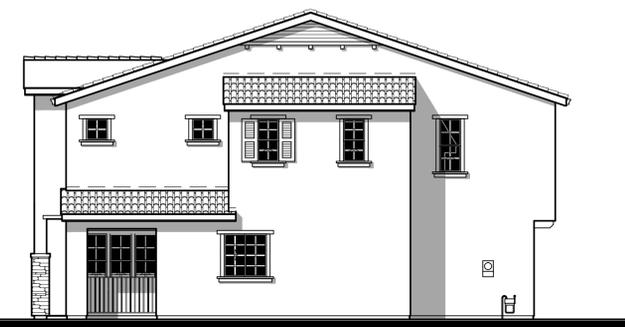
Left Elevation



Plan 2

Plan 4

Front Elevation



Plan 2

Right Elevation

**CAMDEN PLACE - TRACT 8222**



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**DUET 3B - EXTERIOR ELEVATIONS**

Hayward, CA  
KTGY # 2013-0360

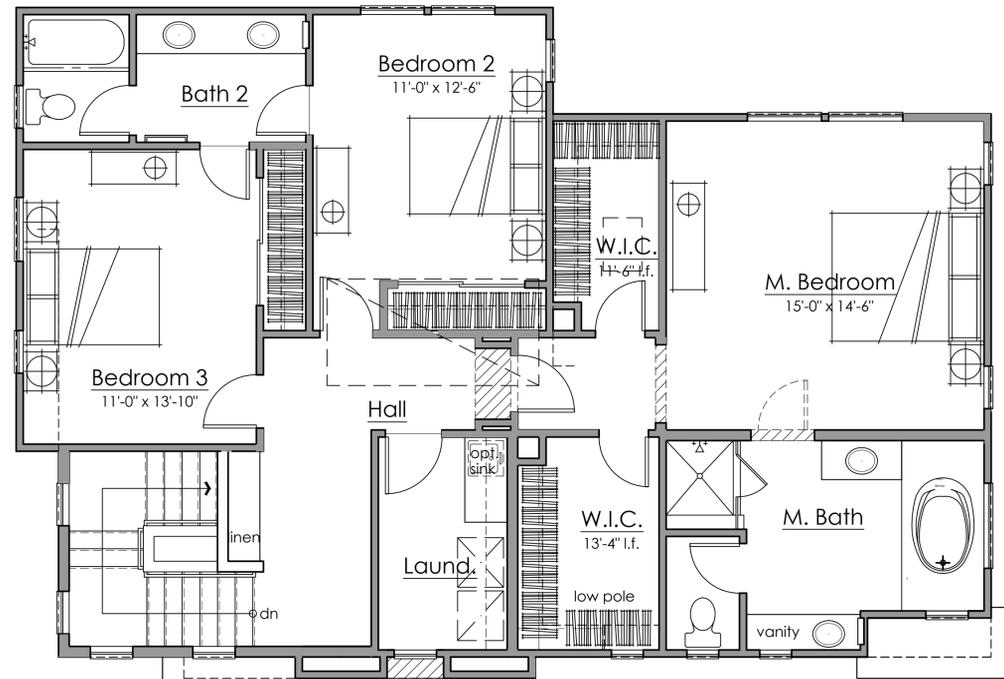
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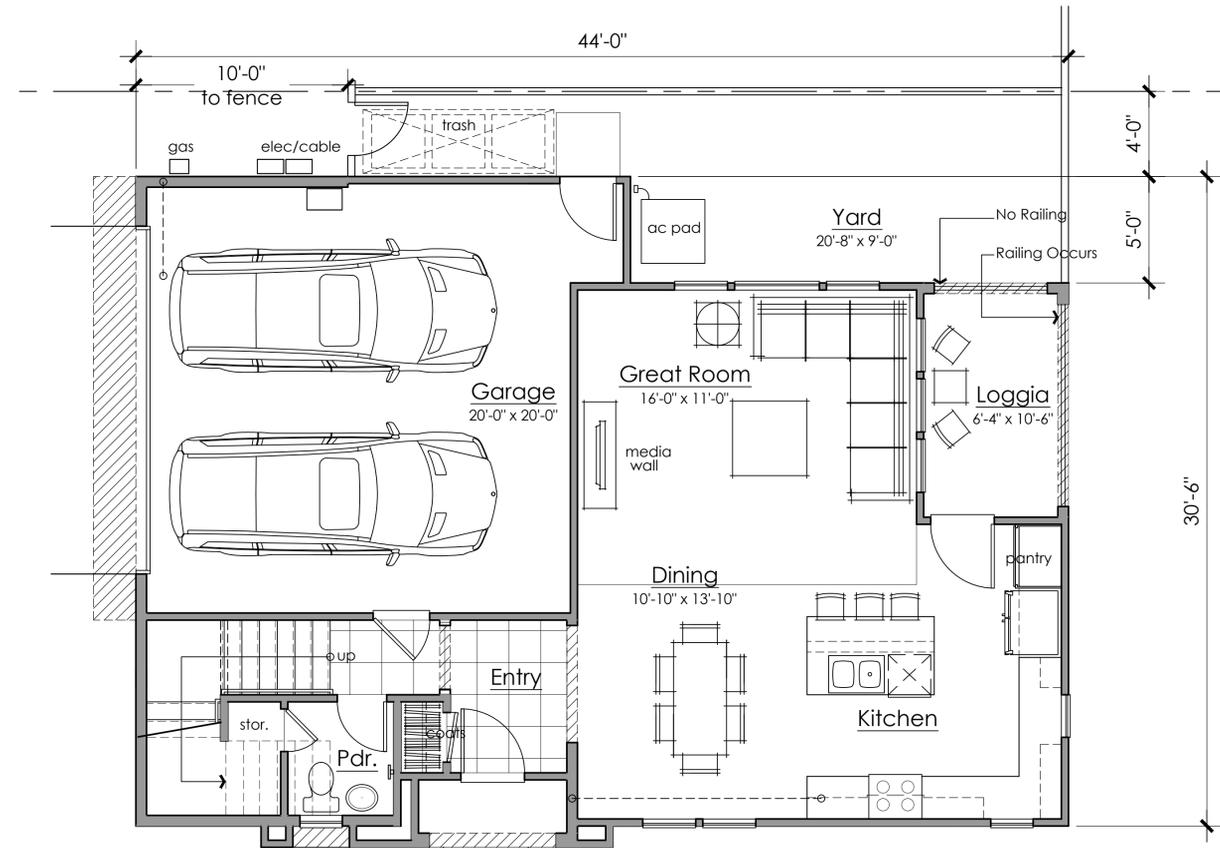
**A1.4**

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Second Floor



First Floor

Floor Plan  
3 Bedrooms  
2.5 Baths  
1888 s.f.

**CAMDEN PLACE - TRACT 8222**



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**PLAN 6A - FLOOR PLANS**

Hayward, CA

KTGY # 2013-0360

2014-10-02  
2014-11-26

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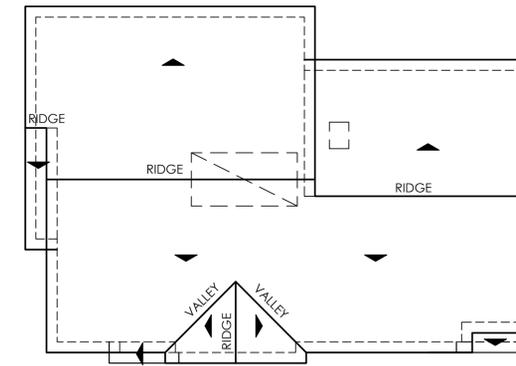
**A2.1**

Plan 6A Material List:

- Roof: Concrete "S" Tile  
5:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Decorative Gable Treatment  
Enhanced Entry Treatment  
Enhanced Sill Treatments



6A Front Elevation  
(Street View)



5:12 Pitch, Typ  
12" Eave  
12" Rake

6A Roof Plan



6A Left Elevation



6A Rear Elevation



6A Right Elevation

CAMDEN PLACE - TRACT 8222

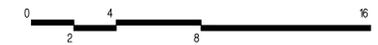


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PLAN 6A - EXTERIOR ELEVATIONS

Hayward, CA  
KTGY # 2013-0360

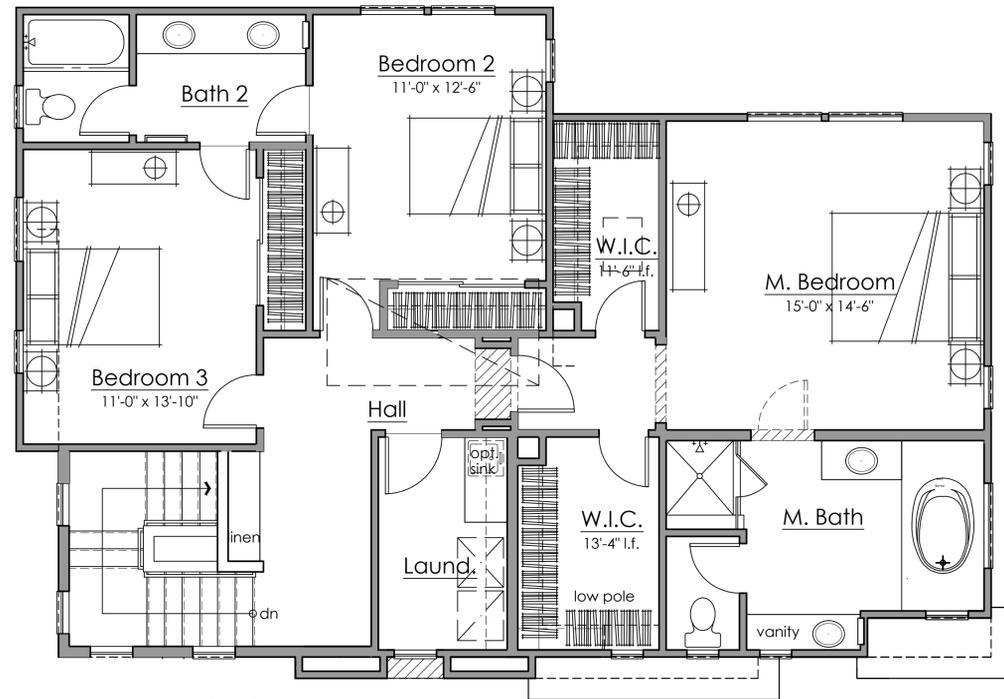
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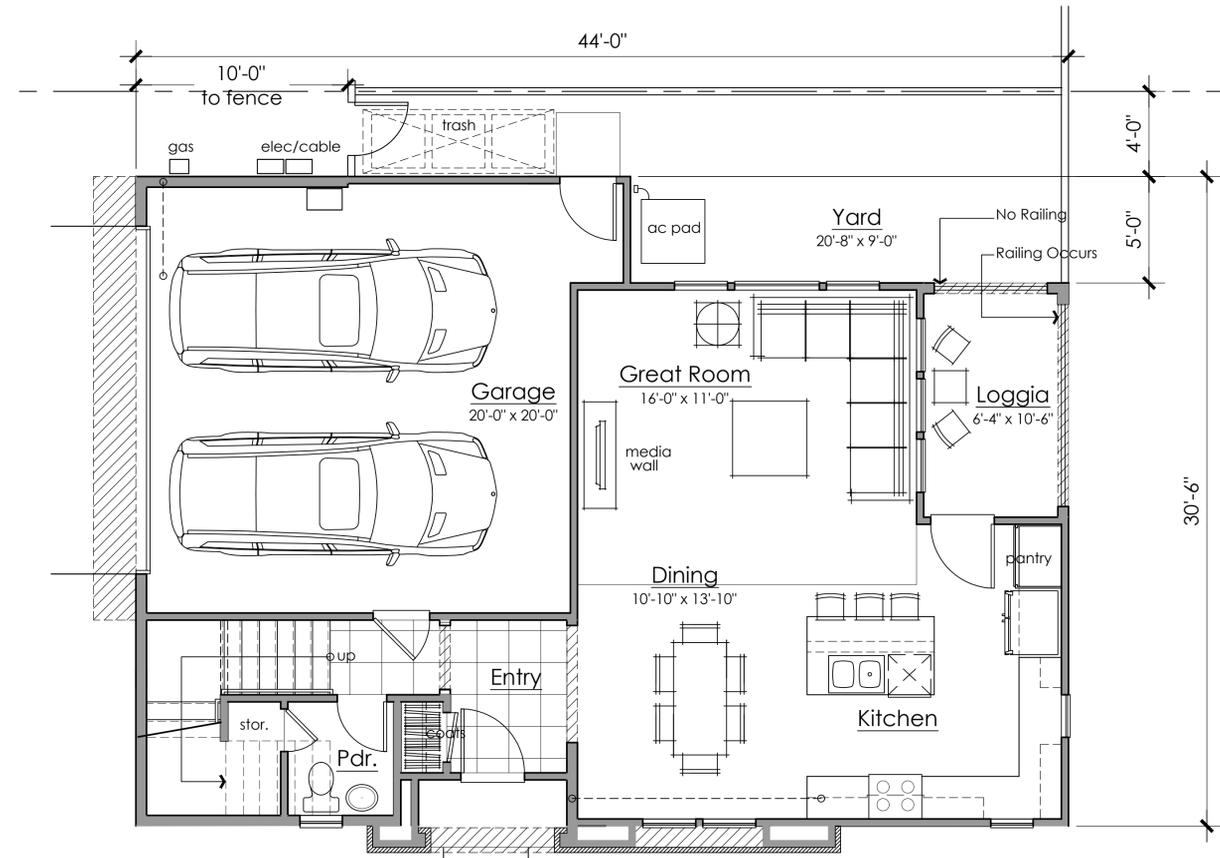
A2.2

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Second Floor



First Floor

Floor Plan  
3 Bedrooms  
2.5 Baths  
1888 s.f.

**CAMDEN PLACE - TRACT 8222**



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**PLAN 6B - FLOOR PLANS**

Hayward, CA

KTGY # 2013-0360

2014-10-02  
2014-11-26

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**A2.3**

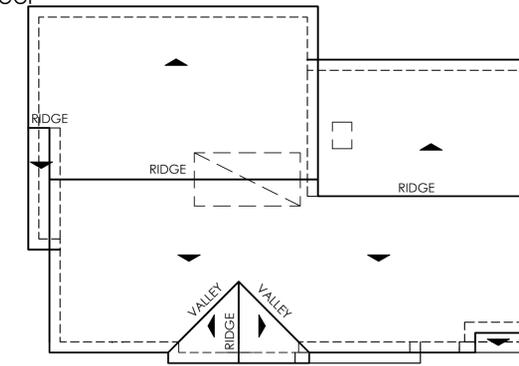
**Plan 6B Material List:**

- Roof: Flat Concrete Tile  
5:12 / 6:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Cementitious Lap Siding & Gable Treatment  
Decorative Shutters  
Wood Trellis w/ Brackets  
Enhanced Sill Treatments  
Stone Veneer



± 28'-0"  
29'-11" Max.

**6B Front Elevation**  
(Street View)



6:12 Pitch, Typ  
12" Eave  
12" Rake

**6B Roof Plan**



**6B Left Elevation**



**6B Rear Elevation**



**6B Right Elevation**

**CAMDEN PLACE - TRACT 8222**



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**PLAN 6B - EXTERIOR ELEVATIONS**

Hayward, CA

KTGY # 2013-0360

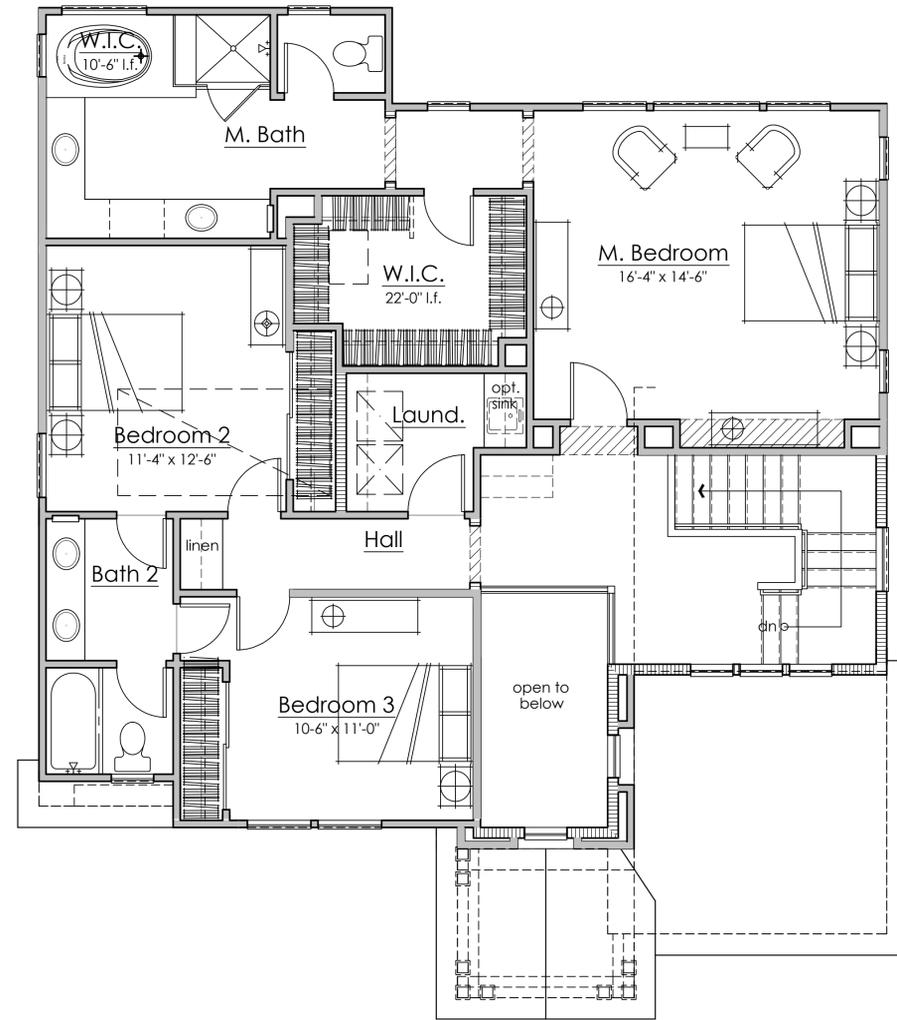
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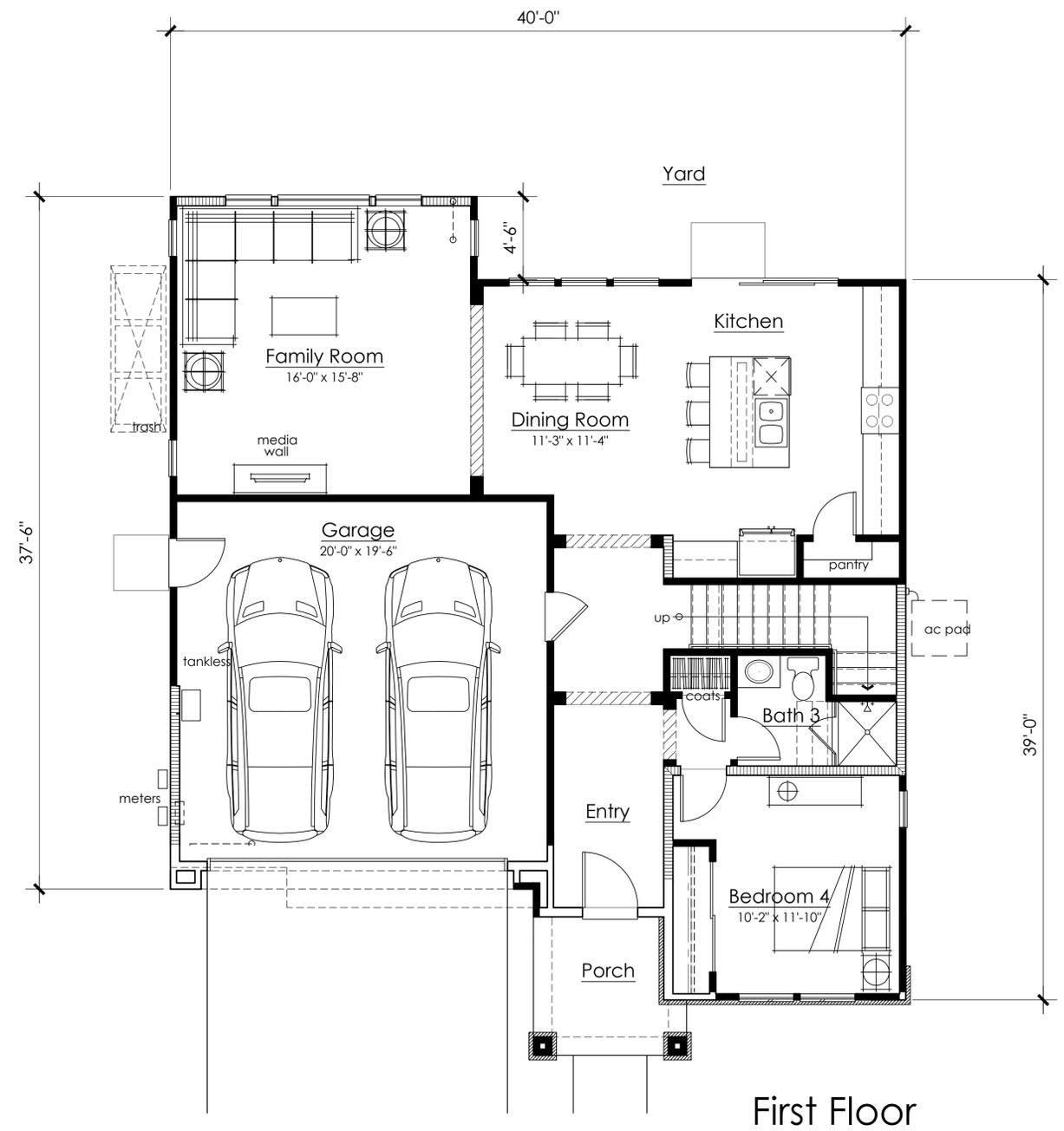
**A2.4**

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Second Floor



First Floor

**CAMDEN PLACE - TRACT 8222**



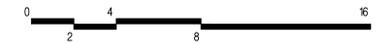
**Standard Pacific Homes**  
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**PLAN 8 - FLOOR PLANS**

Hayward, CA  
 KTG # 2013-0360

2014-10-02  
 2014-11-26

Floor Plan  
 4 Bedrooms  
 3 Baths  
 2244 s.f.



**A3.1**

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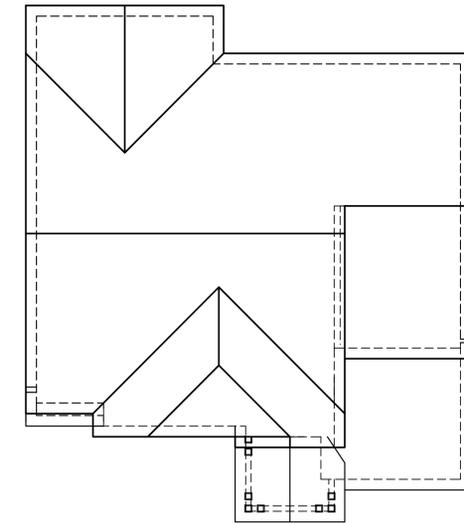


**Plan 8B Material List:**

- Roof: Flat Concrete Tile  
6:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Cementitious Lap Siding & Gable Treatment  
Decorative Shutters  
Wood Posts w/ Brackets  
Wood Trellis  
Stone Veneer

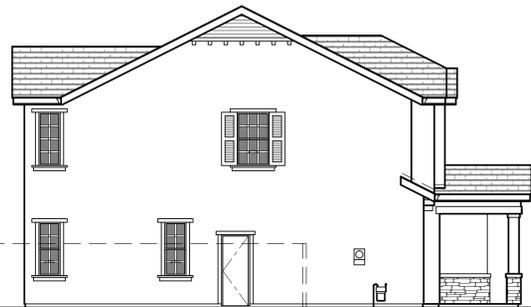


8B Front Elevation



6:12 Pitch, Typ  
4:12  
12" Eave  
12" Rake

8B Roof Plan



8B Left Elevation



8B Rear Elevation



8B Right Elevation

**CAMDEN PLACE - TRACT 8222**



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**PLAN 8B - EXTERIOR ELEVATIONS**

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KTGY # 2013-0360

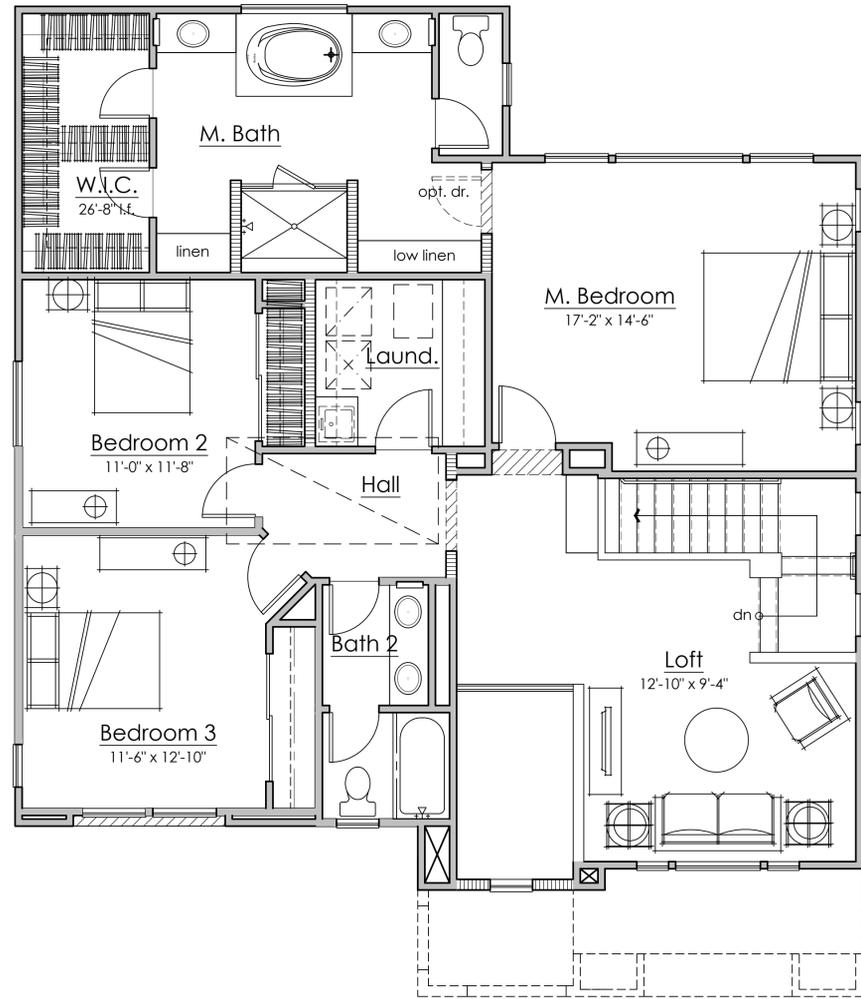
2014-10-02  
2014-11-26



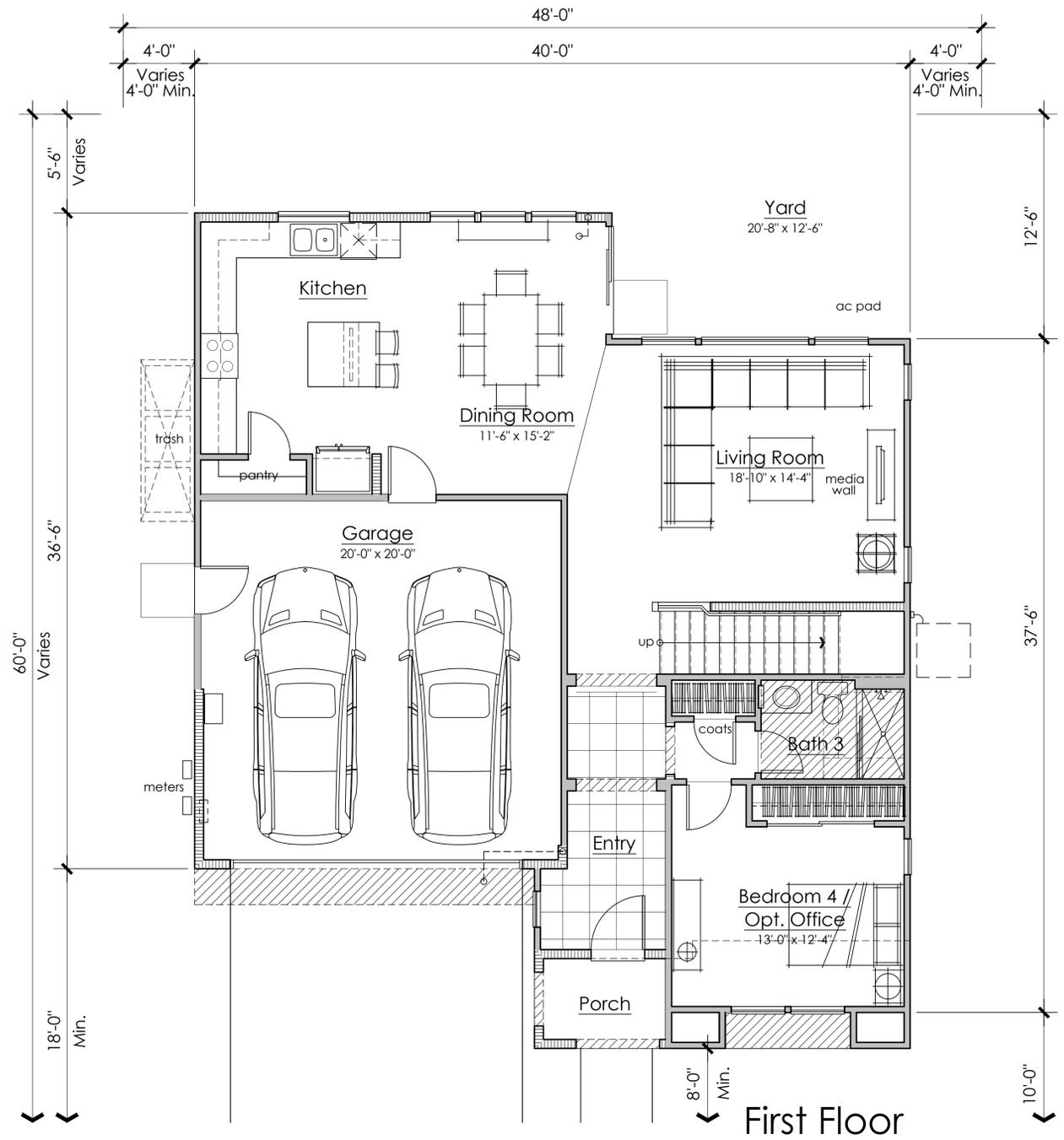
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Second Floor



First Floor

**CAMDEN PLACE - TRACT 8222**



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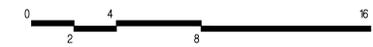
**PLAN 9 - FLOOR PLANS**

Hayward, CA

KTGY # 2013-0360

2014-10-02  
 2014-11-26

Floor Plan  
 4 Bedrooms  
 Opt. Office  
 3 Baths  
 2382 s.f.



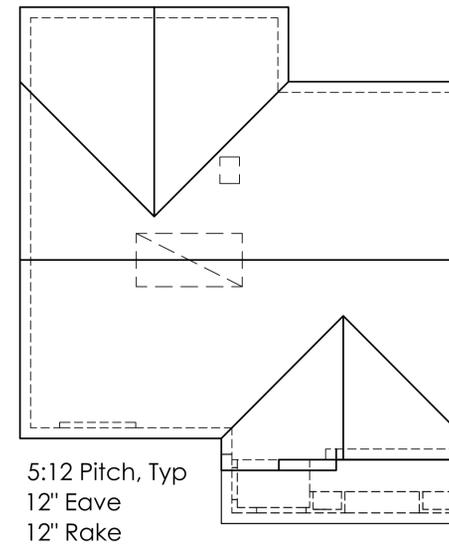
**A8.1**

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9A Front Elevation



5:12 Pitch, Typ  
12" Eave  
12" Rake

9A Roof Plan



Plan 9A Material List:

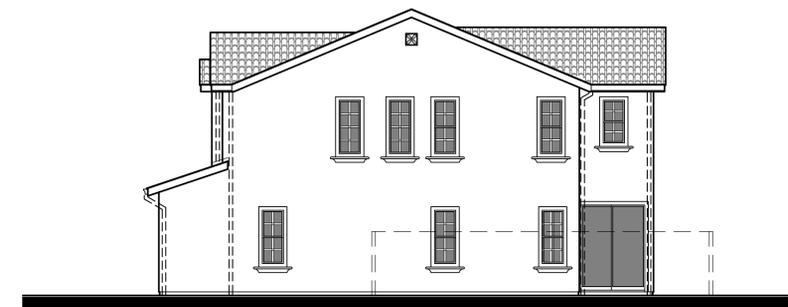
- Roof: Concrete "S" Tile  
5:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Decorative Gable Treatment  
Enhanced Entry Treatment  
Enhanced Sill Treatments



9A Left Elevation



9A Rear Elevation



9A Right Elevation

**CAMDEN PLACE - TRACT 8222**



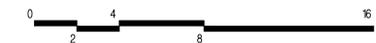
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**PLAN 9 - EXTERIOR ELEVATIONS**

Hayward, CA

KTGY # 2013-0360

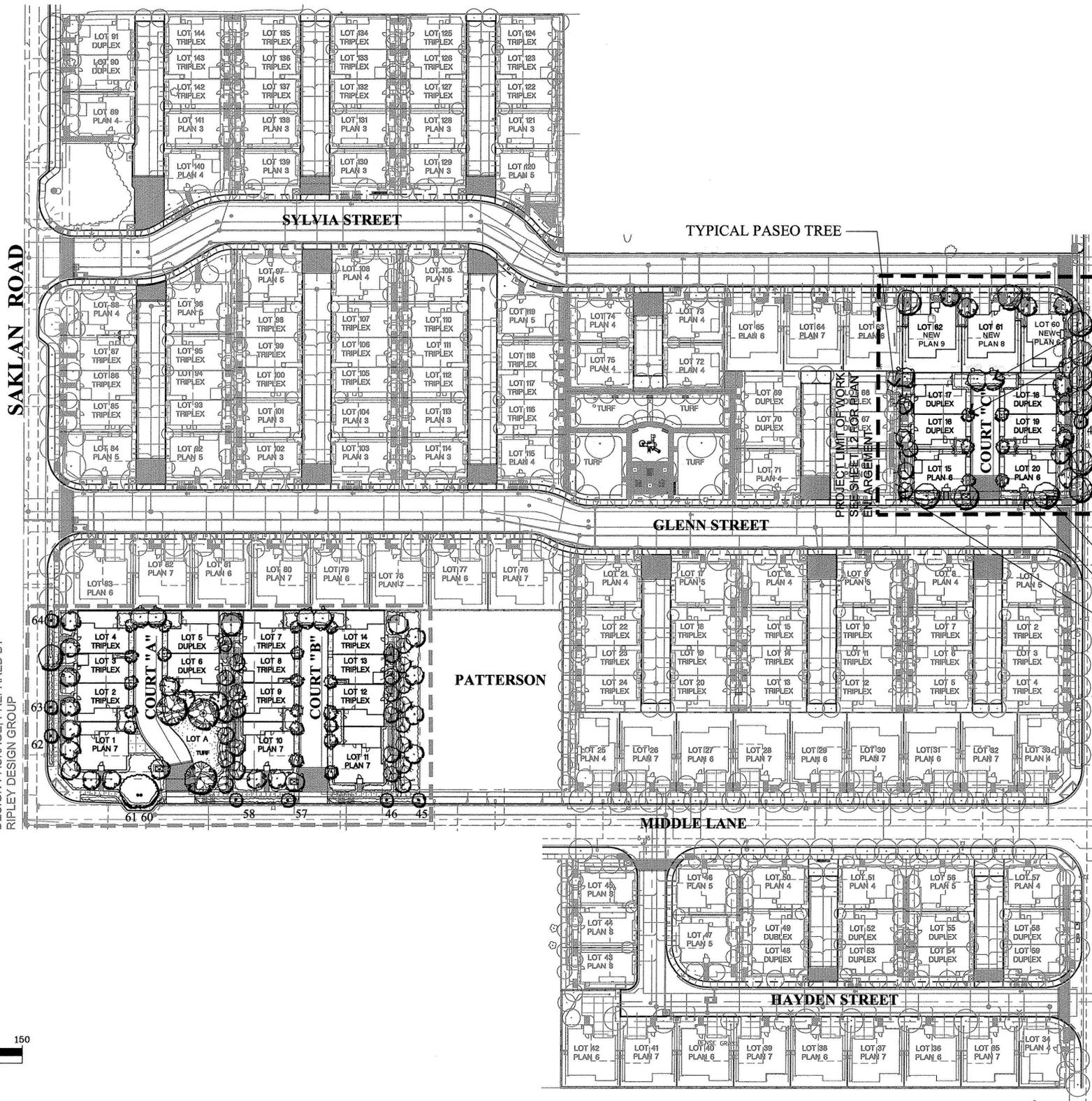
2014-10-02  
2014-11-26



**A8.2**

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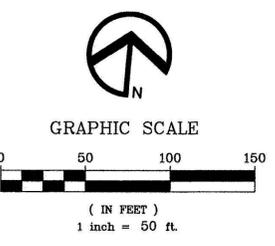


### PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	WATER USE
<b>STREET TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	LOW
<b>NEIGHBORHOOD COMMON AREA - LOT A</b>			
JACARANDA MIMOSIFOLIA	JACARANDA	60" BOX	MEDIUM
LAGERSTROEMIA X 'MUSGOKEE'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>ACCENT TREES</b>			
LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>PASEO TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA I. 'TUSCARORA'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>COURT TREES</b>			
PODOCARPUS M. 'MAKI'	YEW PINE	15 GALLON	MEDIUM
PRUNUS CAROLIANA 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	LOW
<b>FRONT YARD ACCENT TREES</b>			
ACER JAPONICUM	JAPANESE MAPLE	15 GALLON	MEDIUM
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	15 GALLON	MEDIUM
LAGERSTROEMIA I. 'TUSCARORA'	GRAPE MYRTLE	15 GALLON	LOW
MAGNOLIA G. 'ST. MARY'S'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PYRUS KAWAKAMI	EVERGREEN PEAR	15 GALLON	MEDIUM
<b>EXISTING TREE TO REMAIN</b>			
REFER TO ARBORIST'S REPORT PREPARED BY HORTSCIENCE, INC.			

PROJECT LIMIT OF WORK TRACT 8219 (IGNACIO PROPERTY) - SEE PRELIMINARY LANDSCAPE DESIGN PACKAGE, PREPARED BY RIPLEY DESIGN GROUP

BOUNDARY LINE  
TYPICAL ACCENT TREE  
TYPICAL COURT TREE  
PROJECT LIMIT OF WORK - SEE SHEET L2 FOR PLAN ENLARGEMENT  
TYPICAL FRONT YARD ACCENT TREE  
TYPICAL STREET TREE  
TYPICAL 4' WIDE FRONT WALK  
TYPICAL PASEO - REFER TO SHEET L2 FOR ENLARGEMENT



**RIPLEY DESIGN GROUP**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
FAX: 925.9387436

STANDARD PACIFIC HOMES

# Conceptual Landscape Site Plan

**Tract 8222**  
Camden Place (Ignacio)  
Hayward, California

November 24, 2014 **L1**

4' WIDE PERMEABLE  
CONCRETE FRONT WALK  
REFER TO DETAIL B, SHEET L-3

TYPICAL CONCRETE  
DRIVE

TYPICAL ACCENT TREE

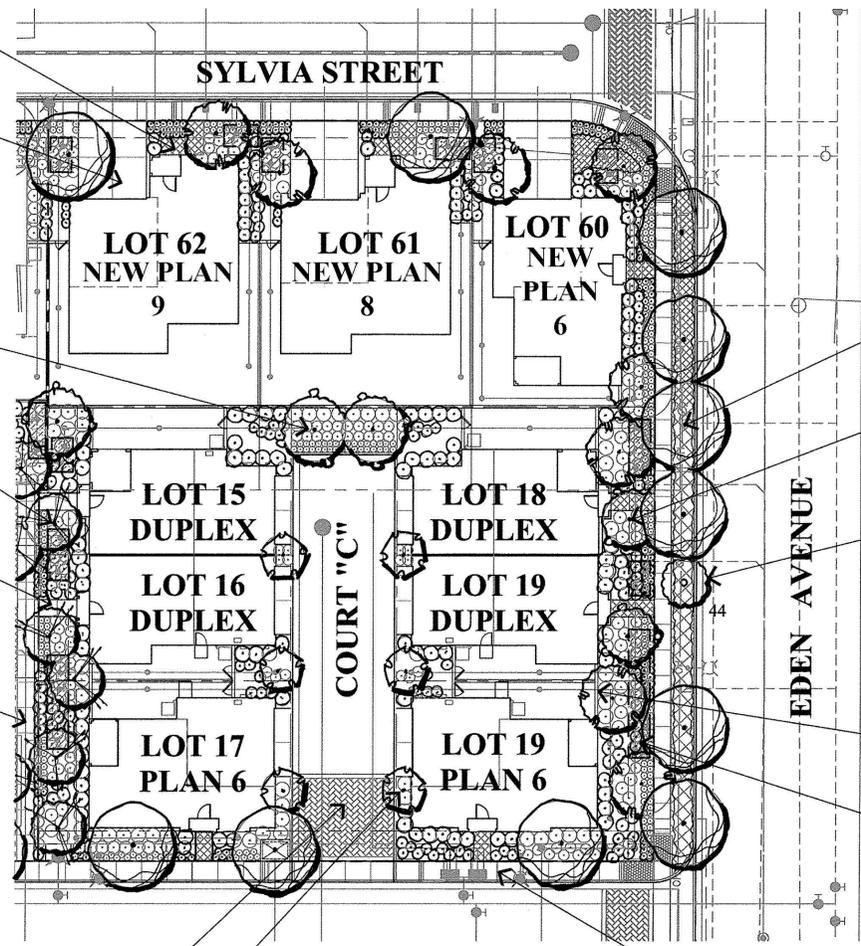
TYPICAL PASEO TREE

4' WIDE CONCRETE  
FRONT WALK

TYPICAL 4' CONCRETE  
PASEO WALK

PERMEABLE VEHICULAR PAVING  
REFER TO DETAIL C, SHEET L-3

TYPICAL COURT TREE



TYPICAL STREET TREE

TYPICAL FRONT YARD  
ACCENT TREE

EXISTING CRAPE MYRTLE  
#44 TO REMAIN.  
REFER TO ARBORIST REPORT

6' WOOD PRODUCTION FENCE  
REFER TO DETAIL A, SHEET L-3

TYPICAL BIO-RETENTION AREA  
REFER TO PLANT PALETTE,  
THIS SHEET

TYPICAL 5' WIDE CONCRETE  
COMMON SIDEWALK

**NOTE:**

THIS PLAN PROPOSES 475 SQUARE FEET OF VEHICULAR PERMEABLE PAVING AND 134 SQUARE FEET OF PEDESTRIAN PERMEABLE PAVING AS A MITIGATION MEASURE TOWARDS EXISTING TREE REMOVAL.

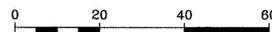
**PROPOSED PLANT PALETTE**



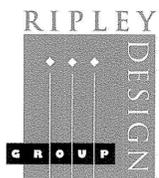
BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	WATER USE
<b>STREET TREES</b>			
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
<b>ACCENT TREES</b>			
LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>PASEO TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>COURT TREES</b>			
PODOCARPUS M. 'MAKI'	YEW PINE	15 GALLON	MEDIUM
PRUNUS CAROLIANA 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	LOW
<b>FRONT YARD ACCENT TREES</b>			
ACER JAPONICUM	JAPANESE MAPLE	15 GALLON	MEDIUM
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	15 GALLON	MEDIUM
LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	15 GALLON	LOW
MAGNOLIA G. 'ST. MARY'S'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PYRUS KAWAKAMI	EVERGREEN PEAR	15 GALLON	MEDIUM
<b>EXISTING TREE TO REMAIN</b>			
REFER TO ARBORIST REPORT PREPARED BY HORTSCIENCE, INC.			
<b>SHRUBS - FRONTYARDS &amp; COMMON AREAS</b>			
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM
ARBUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	5 GALLON	MEDIUM
BERBERIS D. 'AUREA'	DWARF RED BARBERRY	1 GALLON	LOW
BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ESCALLONIA 'FRANESI'	ESCALLONIA	5 GALLON	MEDIUM
EUONYMUS L. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW
FEUOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	1 GALLON	MEDIUM
GREVILLEA 'NOELLI'	WOOLLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
ILEX C. 'BURFORDI'	BURFORD HOLLY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
MUHLBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELI'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS L. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS L. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSA 'MEIDELAND WHITE'	WHITE SHRUB ROSE	5 GALLON	MEDIUM
ROSA 'FLOWER CARPET PINK'	GROUNDCOVER ROSE	1 GALLON	MEDIUM
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW
STRELITZIA REGINAE	BIRD-OF-PARADISE	5 GALLON	MEDIUM
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
THYMUS VULGARIS	COMMON THYME	1 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GALLON	LOW
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW
<b>SHRUBS - BIO-SWALE</b>			
AGAPANTHUS A. 'PETER PAN'	DWARF LILY-OF-THE-NILE	1 GALLON	MEDIUM
ANEMONE HYBRIDA	JAPANESE ANEMONE	1 GALLON	MEDIUM
BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
ILEX VOMITORIA 'NANA'	DWARF YAUPON	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	HIGH
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
ZEPHYRANTHES CANDIDA	ZEPHYR LILY	1 GALLON	MEDIUM
<b>VINES</b>			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
<b>GROUNDCOVERS</b>			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GALLON	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	LOW
ROSMARINUS 'PROSTRATUS'	ROSEMARY	1 GALLON	LOW
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON	LOW



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



**LANDSCAPE ARCHITECTURE  
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STANDARD PACIFIC HOMES

**Conceptual Landscape Enlargement Plan**

**Tract 8222**  
**Camden Place (Ignacio)**  
**Hayward, California**

November 24, 2014 **L2**

**CONCEPTUAL LANDSCAPE STATEMENT**

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

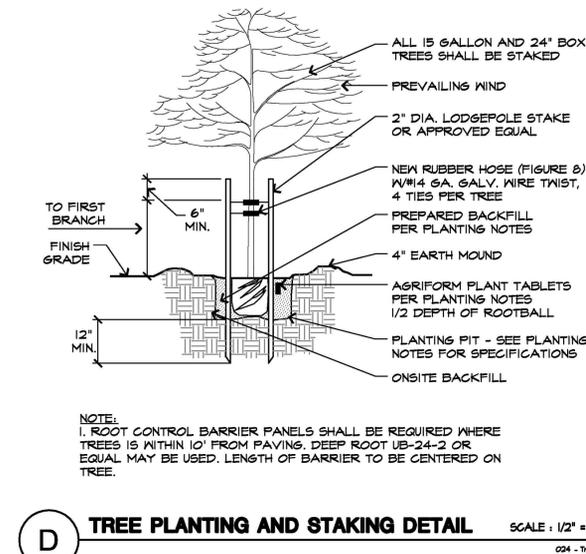
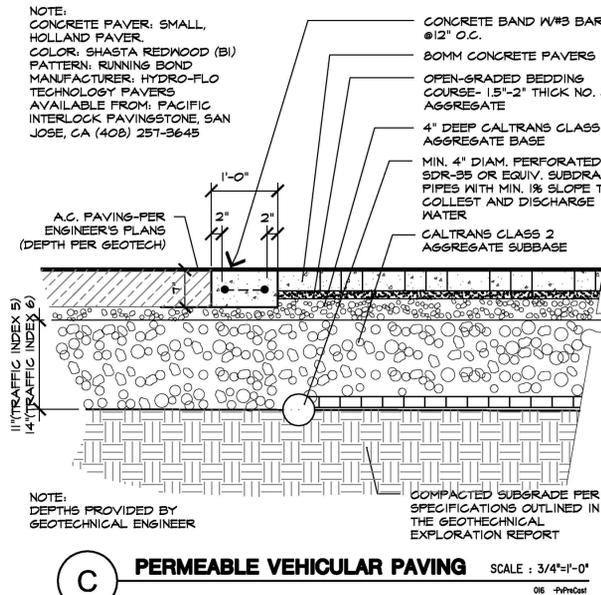
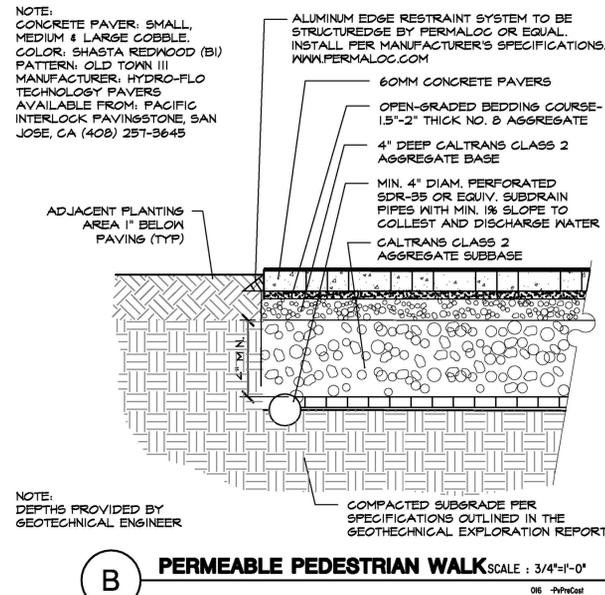
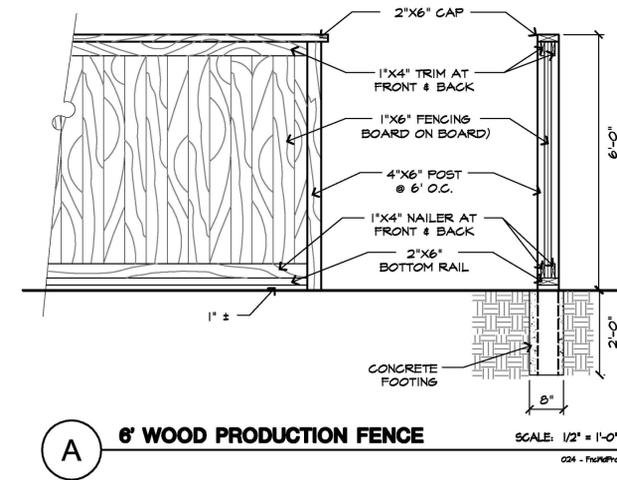
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH IDENTIFY WITH THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, A GROUNDCOVER ROSE MAY BE SPECIFIED FOR A COTTAGE STYLE ELEVATION, WHILE FLAX MAY BE SPECIFIED FOR A CRAFTSMAN STYLE ELEVATION, AND A BIRD OF PARADISE MAY BE SPECIFIED FOR A SPANISH STYLE ELEVATION. THIS DIVERSE USE OF PLANT SPECIES WILL DISPLAYING VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

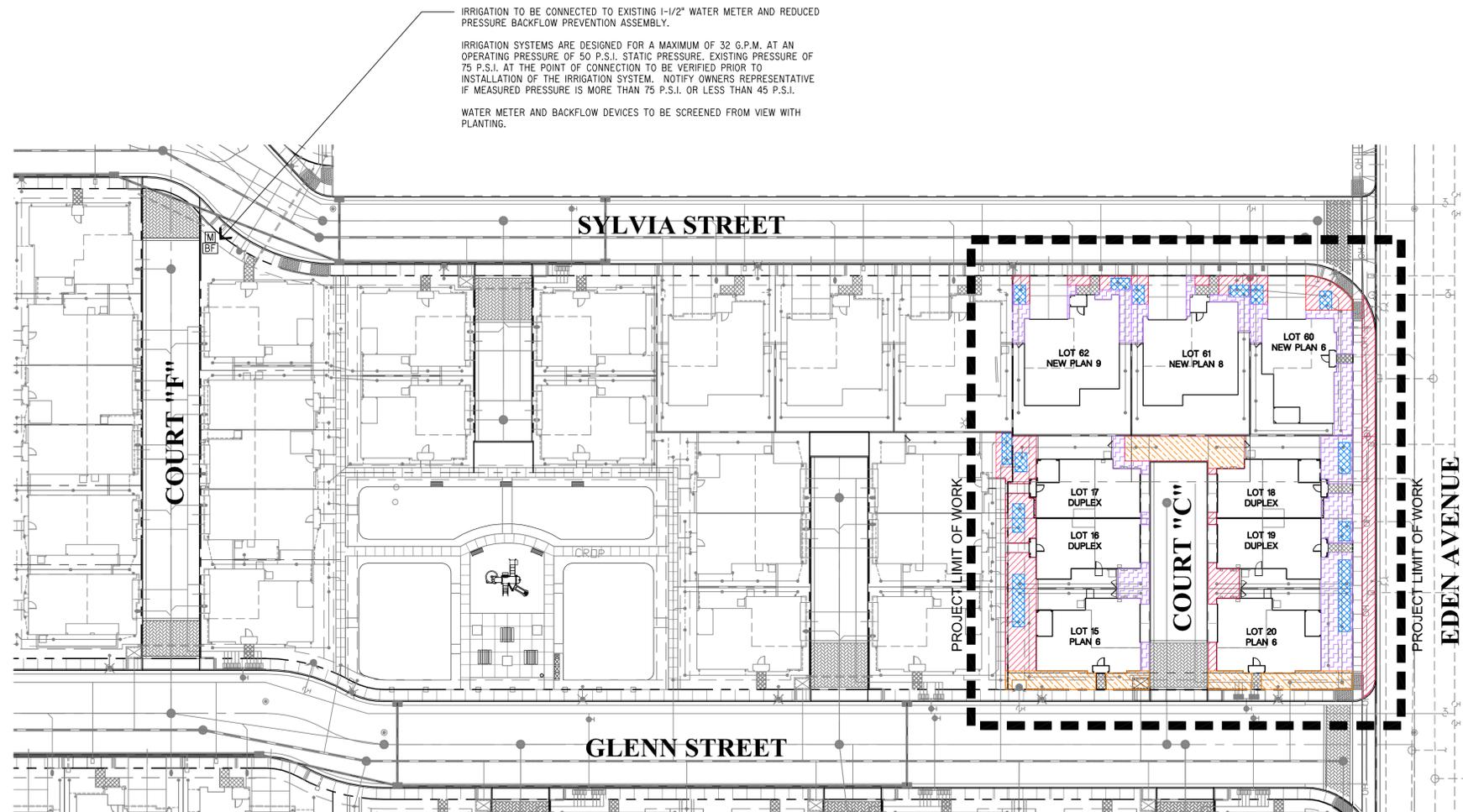
THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR PEDESTRIANS AND VEHICLES TO TRAVERSE THROUGH THE PROJECT. SIDEWALKS ON BOTH SIDES OF THE STREETS AND PASEOS PROVIDING PEDESTRIAN CONNECTIONS FROM STREET TO STREET HELP TO PROVIDE A SAFE PEDESTRIAN NETWORK. THE USE OF COMMON PASEO WALKS MINIMIZES THE IMPERMEABLE HARDSCAPE AND PROVIDES MAXIMUM LANDSCAPE.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.





**LANDSCAPE HYDROZONE LEGEND**

- ZONE A: FULL SUN EXPOSURE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
- ZONE B: PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
- ZONE C: BIORETENTION PLANTING WITH DRIP EMITTERS, MEDIUM WATER USE
- ZONE D: STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)
- ZONE E: PARTIAL SHADE TO FULL SHADE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS

NOTE: MEDIUM WATER USE SHRUB PLANTING AREAS SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA. SEPARATE VALVES TO BE USED FOR MEDIUM WATER USE SHRUBS.

**WATER BUDGET CALCULATIONS:**

LOW WATER USE PLANTING AREA = 6,304 SF  
 MEDIUM WATER USE PLANTING AREA = 722 SF  
 HIGH WATER USE AREA -TURF = 0 SF  
 TOTAL PLANTING AREA = 7,026 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) =  $(44.2) \times (0.62) \times \frac{(0.3 \times 6,304)}{0.70}$  = 74,038 GAL/YR

ETWU (MEDIUM WATER USE) =  $(44.2) \times (0.62) \times \frac{(0.6 \times 722)}{0.70}$  = 16,959 GAL/YR

ETWU (HIGH WATER USE) =  $(44.2) \times (0.62) \times \frac{(1.0 \times 0)}{0.70}$  = 0 GAL/YR

TOTAL ETWU = 90,997 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) =  $(44.2) \times (0.62) \times (10.7 \times 7,026)$  = 134,778 GAL/YR



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



**LANDSCAPE ARCHITECTURE  
LAND PLANNING**  
1615 BONANZA STREET  
SUITE 314  
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FAX: 925.9387436



STANDARD PACIFIC HOMES

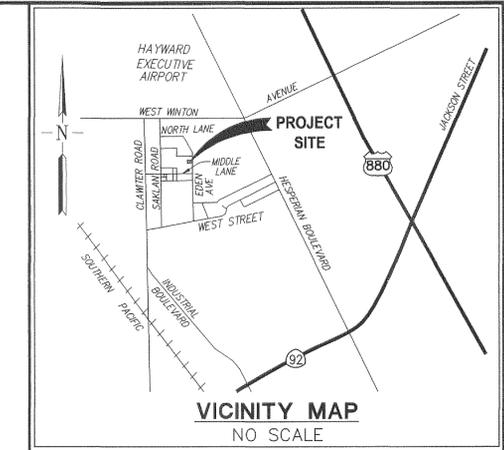


**Conceptual Irrigation Plan**

**Tract 8222**  
Camden Place (Ignacio)  
Hayward, California

November 24, 2014 **L4**

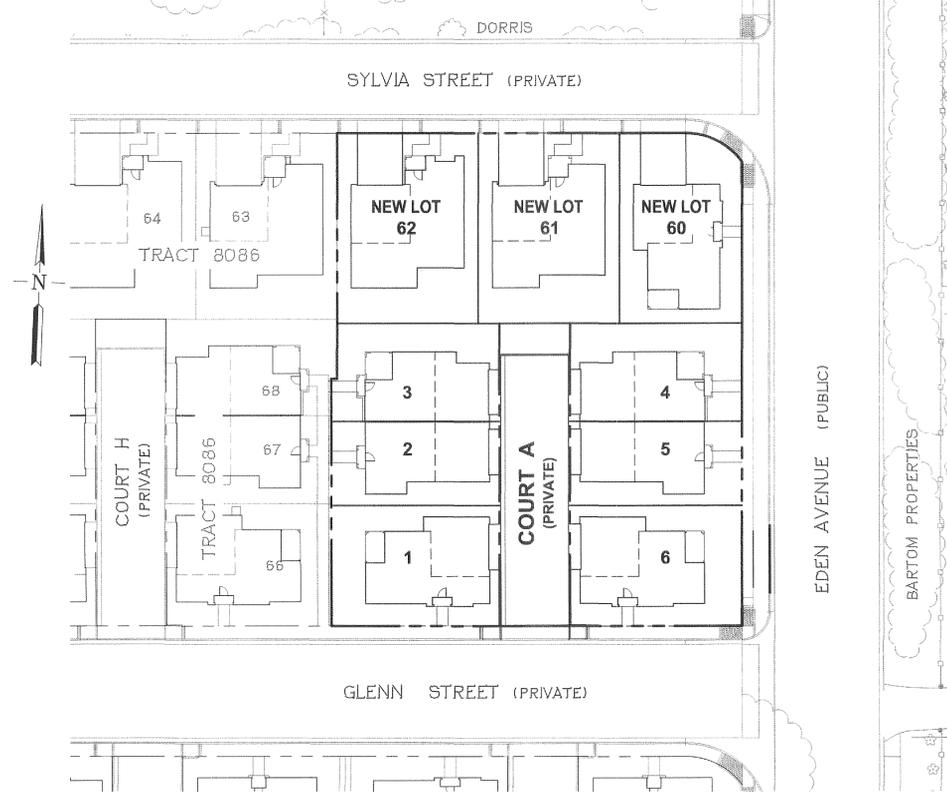
# VESTING TENTATIVE TRACT MAP 8222 CAMDEN PLACE (IGNACIO) CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
---	GAS	EX 2"Ø
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERLAND RELEASE PATH	---
---	BIORETENTION AREA	---
---	FILTERRA UNIT	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	TRANSFORMER	---
---	JOINT TRENCH BOXES	---
---	SAVE TREE	20" OAK (S)
---	REMOVE TREE	10" OLIVE (R)
1.30	CONTOUR ELEVATIONS	1.30
x 525.2	SPOT ELEVATION	+525.2
0.5%	SLOPE	(0.7% ±)

### ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PL	PROPERTY LINE
BC	BEGINNING OF CURVE	PUE	PUBLIC UTILITY EASEMENT
BMP	BEST MANAGEMENT PRACTICE	PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
BW	BOTTOM OF RETAINING WALL	RET	CURB RETURN
CL	CENTER LINE	RW	RIGHT-OF-WAY
DMA	DRAINAGE MANAGEMENT AREA	SDCO	STORM DRAIN CLEANOUT
EC	END OF CURVE	SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SL	STREET LIGHT
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SSE	SANITARY SEWER EASEMENT
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	SW	STORM WATER INLET
FI	FIELD INLET	SWK	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TRW	TOP OF RETAINING WALL
GE	GARAGE ELEVATION	TW	TOP OF WALL
HP	HIGH POINT	W/	WITH
INV	INVERT ELEVATION	W	WATER LINE
JT	JOINT TRENCH	WLE	WATER LINE EASEMENT
NO	NUMBER	WM	WATER METER



### CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C1	GENERAL NOTES
C2	EXISTING SITE CONDITIONS
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER TREATMENT PLAN

PLANS PREPARED UNDER THE DIRECTION OF:

*[Signature]*  
 MARK A. FALGOUT, RCE 63394  
 RUGGERI-JENSEN-AZAR

*[Signature]*  
 REGISTERED PROFESSIONAL ENGINEER  
 MARK A. FALGOUT  
 No. C 63394  
 CIVIL  
 STATE OF CALIFORNIA

11/26/2014  
 DATE

### GENERAL NOTES

- OWNERS: WILLIAM IGNACIO AND ROSITA IGNACIO  
 23877 EDEN AVENUE  
 HAYWARD, CA 94545  
 CONTACT: WILLIAM IGNACIO
- APPLICANT: STANDARD PACIFIC HOMES, BAY AREA  
 4750 WILLOW ROAD, SUITE 150  
 PLEASANTON, CA 94588  
 TEL: (925) 730-1358  
 CONTACT: MANDI KAERCHER
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
 4690 CHABOT DRIVE, SUITE 200  
 PLEASANTON, CA 94588  
 TEL: (925) 227-9100  
 CONTACT: MARK FALGOUT
- GEOTECHNICAL ENGINEER: ENGO INCORPORATED  
 2010 CROW CANYON PLACE, SUITE 250  
 SAN RAMON, CA 94583  
 TEL: (925) 866-9000  
 CONTACT: RANDY HILDEBRANT
- ARCHITECT: KTYG GROUP, INC.  
 590 SECOND STREET, SUITE 200  
 OAKLAND, CA 94607  
 TEL: (510) 272-2910  
 CONTACT: JILL D. WILLIAMS
- LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP  
 1615 BONANZA STREET, SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: (925) 938-7377  
 CONTACT: ANNKA CARPENTER
- ASSESSOR'S PARCEL NUMBERS: 441-95-12-3, 441-104-10, 441-104-70, 441-104-71, 441-104-72
- CURRENT USE: SINGLE-FAMILY DETACHED
- CURRENT GENERAL PLAN DESIGNATION: MDR : MEDIUM DENSITY RESIDENTIAL
- PROPOSED USE: SINGLE-FAMILY DETACHED, DUPLEXES
- EXISTING ZONING: RM : MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: PLANNED DEVELOPMENT
- GROSS SITE AREA: 0.6 ACRES
- NET DEVELOPMENT AREAS: 0.6 ACRES
- PROPOSED SITE DENSITY: 15.0 (UNITS/ACRE)
- TOTAL NUMBER OF PROPOSED LOTS: 9 LOTS
- UTILITIES:
 

a. WATER:	CITY OF HAYWARD
b. SANITARY SEWER:	CITY OF HAYWARD
c. STORM DRAIN:	CITY OF HAYWARD
d. FIRE:	CITY OF HAYWARD
e. GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
f. TELEPHONE:	AT&T
g. CABLE TV:	COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY AERO-GEODETIC CORPORATION IN AUGUST 2007.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 288 OF 725, DATED AUGUST 3, 2009.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN PRIVATE COURT.
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.

### OWNERS' STATEMENT

WE (WILLIAM IGNACIO AND ROSITA IGNACIO) AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

WILLIAM IGNACIO  
 ROSITA IGNACIO

STANDARD PACIFIC CORP., A DELAWARE CORPORATION, AGREES TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

MANDI KAERCHER  
 ASSISTANT PROJECT MANAGER, BAY AREA

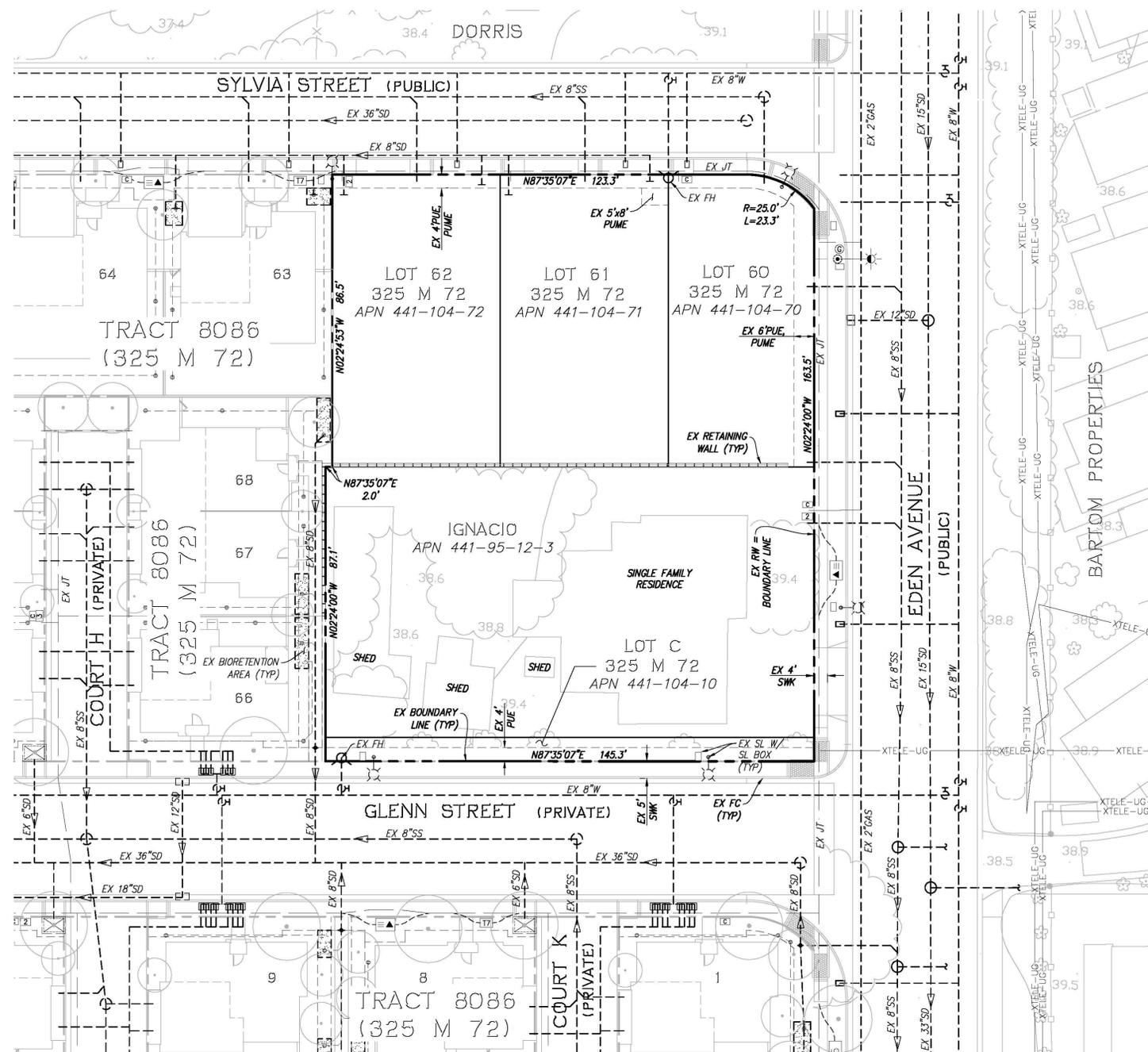
HOMEOWNERS' ASSOCIATION OF TRACT 8086 (325 M 72) AGREES TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

MANDI KAERCHER  
 STANDARD PACIFIC CORP.  
 ASSISTANT PROJECT MANAGER, BAY AREA



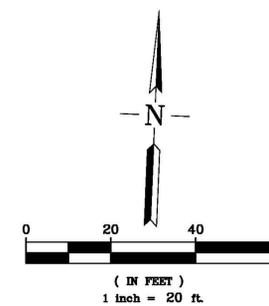
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

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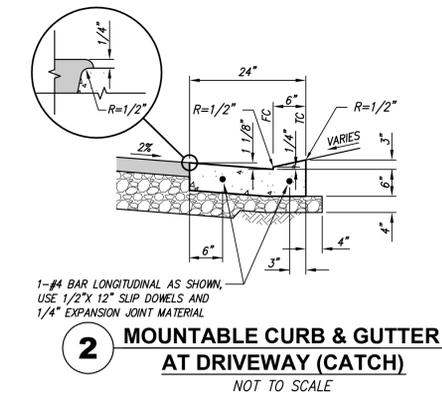
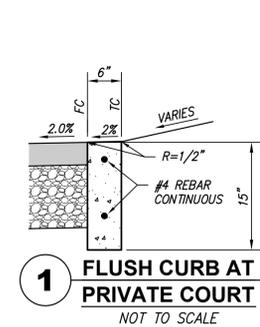
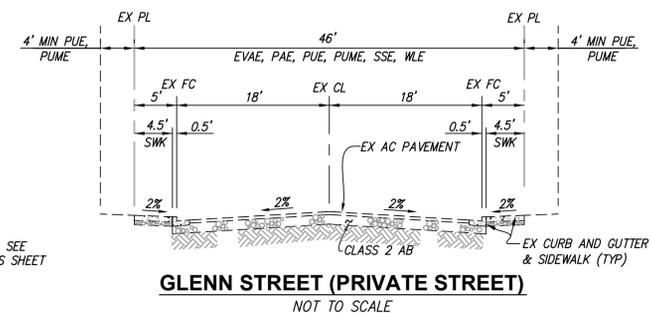
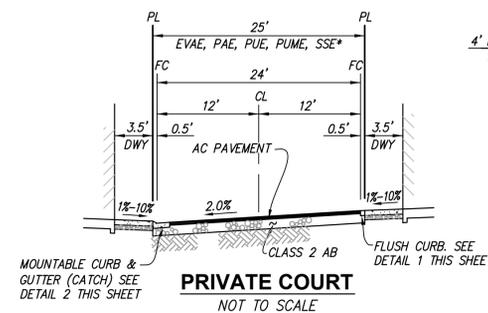
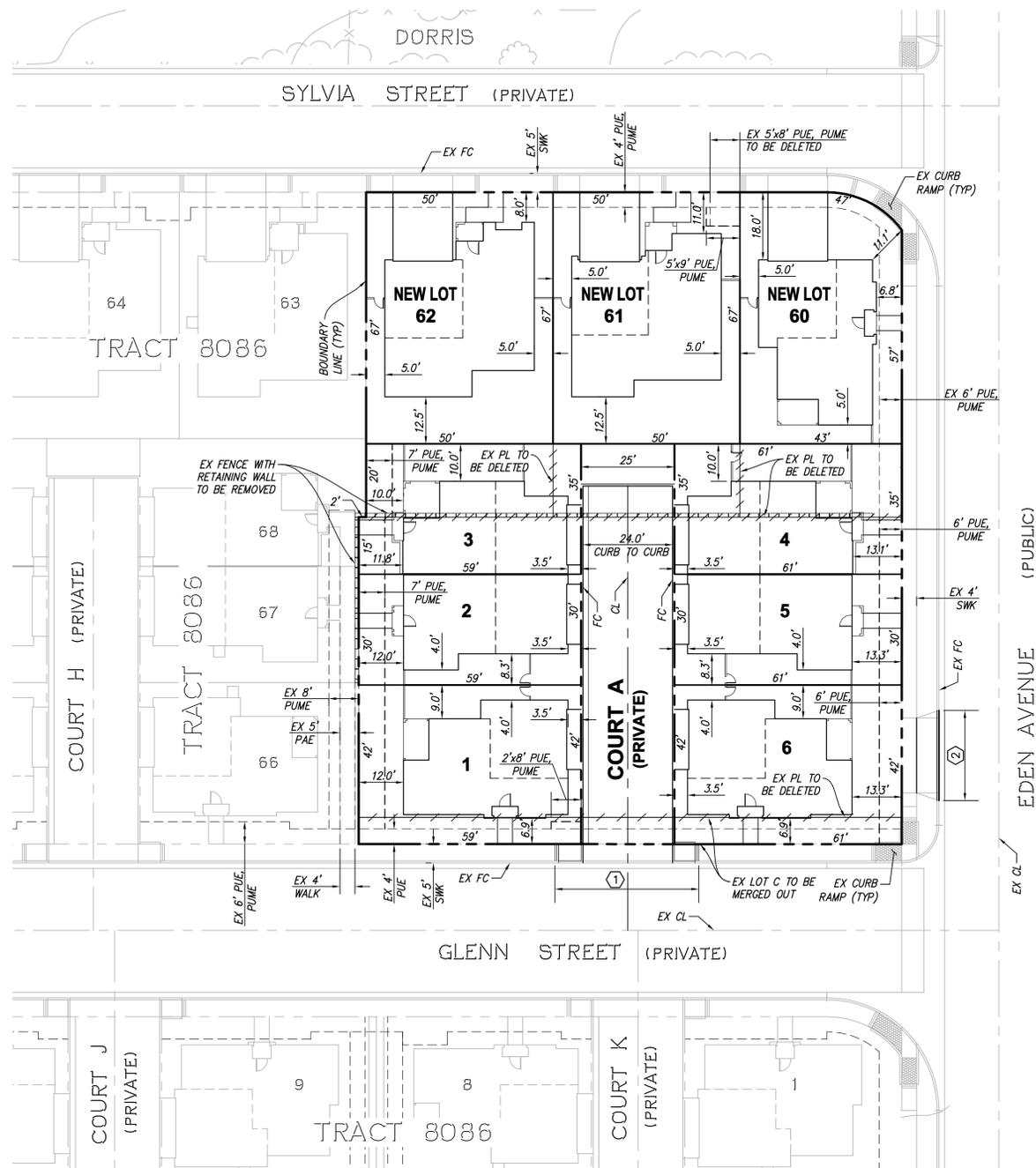
**VESTING TENTATIVE TRACT MAP 8222**  
**CAMDEN PLACE (IGNACIO)**  
**EXISTING SITE CONDITIONS**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



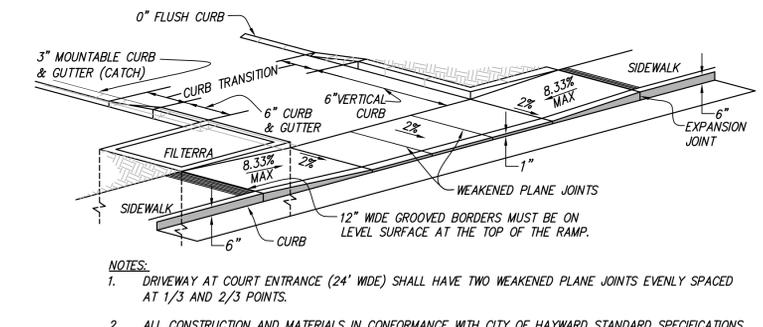
  
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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: NOVEMBER 26, 2014 JOB NO. 111017ML SHEET C2 OF 6



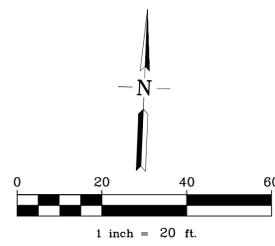
**AREA SUMMARY TABLE**

DESCRIPTION	AREA (SF)
LOT 1	2,521
LOT 2	1,755
LOT 3	2,028
LOT 4	2,114
LOT 5	1,794
LOT 6	2,578
NEW LOT 60	2,842
NEW LOT 61	3,350
NEW LOT 62	3,350
COURT A	2,666
<b>TOTAL</b>	<b>24,998</b>



**PRELIMINARY PAVEMENT DESIGN CHART**

STREET TYPE	TRAFFIC INDEX	"R" VALUE *	AC PAVEMENT SECTION	
			A.C.	A.B.
PRIVATE COURT A & COURT B	5	5	4"	8"



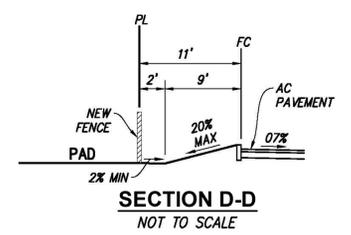
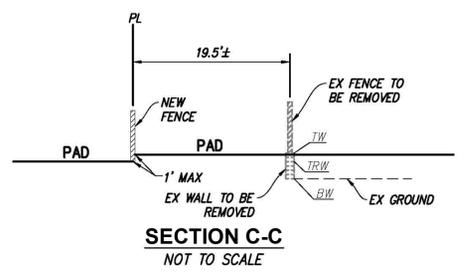
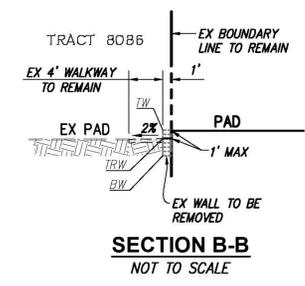
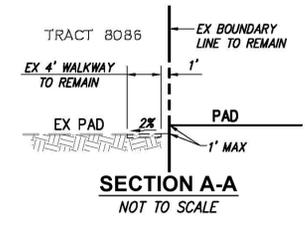
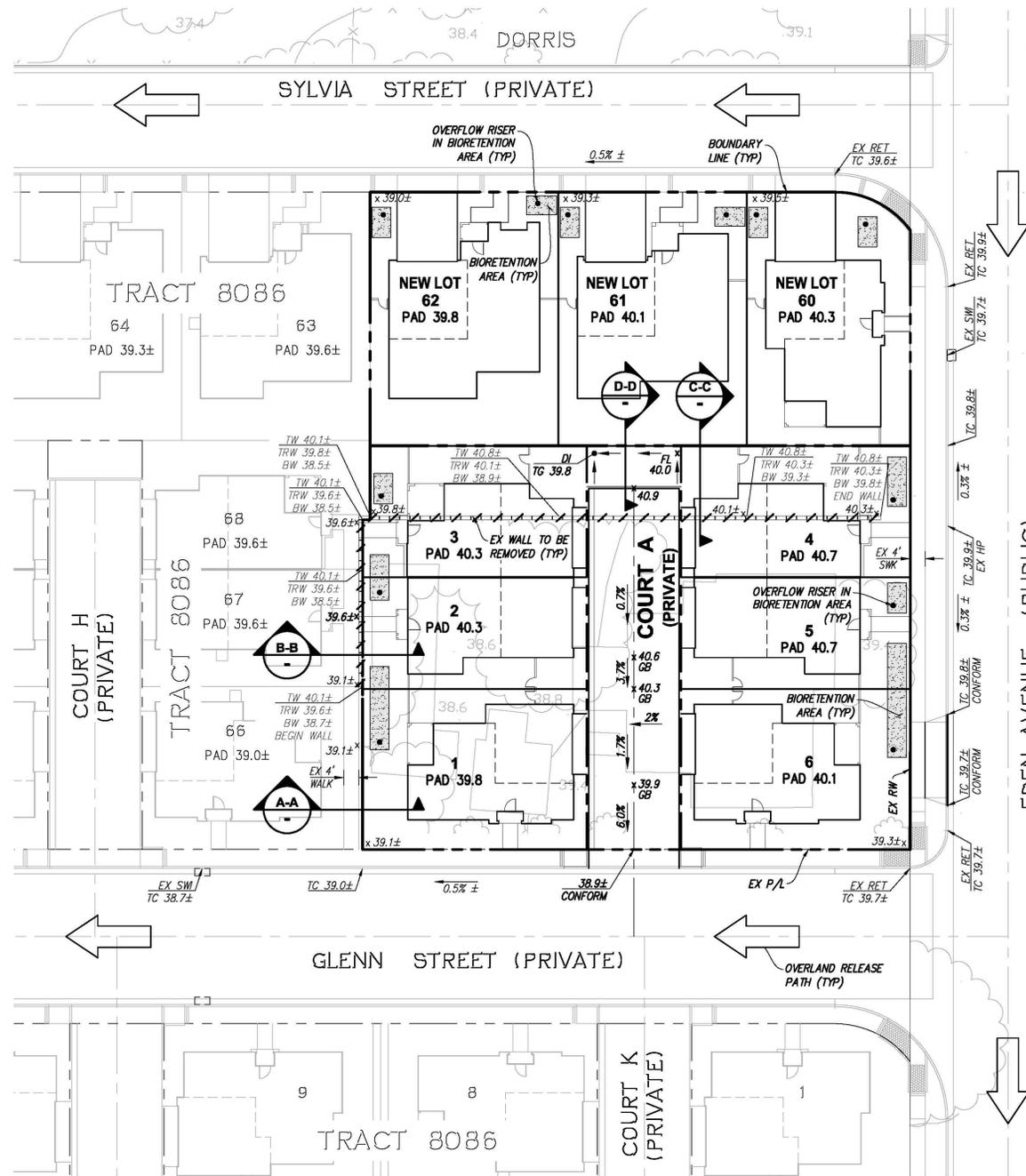
- NOTES**
- EX CURB & GUTTER, CURB RAMP AND PLANTER STRIP ALONG PROJECT FRONTAGE ON GLENN STREET AND EDEN AVENUE ARE TO REMAIN, UNLESS OTHERWISE NOTED ON PLAN.
  - WITHIN PROJECT BOUNDARY, REMOVED ALL OF EX BUILDINGS, TREES, FENCES, UNDERGROUND UTILITIES, ABOVE GROUND STRUCTURES, WATER WELLS (IF EXIST), AND SEPTIC TANKS (IF EXIST), UNLESS OTHERWISE NOTED ON PLAN. SEE SHEET 5 FOR ADDITIONAL REMOVAL INFORMATION OF FENCE, AREA DRAIN AND AREA DRAIN PIPE ON LOTS 60, 61 AND 62 OF TRACT 8086.

- KEY SYMBOL**
- REMOVE EX CURB & GUTTER AND SIDEWALK. REPLACE WITH COURT DRIVEWAY PER DETAIL 3 OF THIS SHEET.
  - REMOVE EX DRIVEWAY, REPLACE WITH STANDARD CURB & GUTTER PER CITY STD DETAIL SD-108 AND PLANTER STRIP. SEE LANDSCAPE PLANS FOR PLANTER STRIP DETAILS.

**VESTING TENTATIVE TRACT MAP 8222**  
**CAMDEN PLACE (IGNACIO)**  
**PRELIMINARY SITE PLAN**  
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\JOB2011\111017\1017-TENT-MAP-SVIG\TRACT 8222\035-TR8222\DWG 11/25/2014 ANN.LE



**PRELIMINARY ESTIMATED EARTHWORK QUANTITIES**

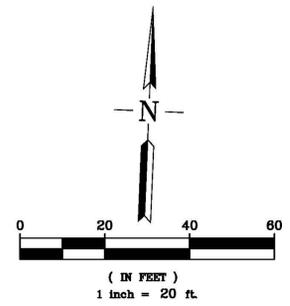
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	80	338
STREETS	51	53
BIORETENTION SPOIL	47	-
*FOUNDATION SPOIL	180	-
TRENCH SPOIL	72	-
SHRINKAGE (10% ASSUMED)	-	39
<b>TOTAL</b>	<b>430</b>	<b>430</b>

\* FOUNDATION SPOIL INCLUDE GARAGE UNDERCUT

NOTES:  
 1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.  
 2. EARTHWORK QUANTITIES FOR NEW LOTS 60, 61 AND 62 ARE CALCULATED PER GRADING PLANS FOR TRACT 8086.

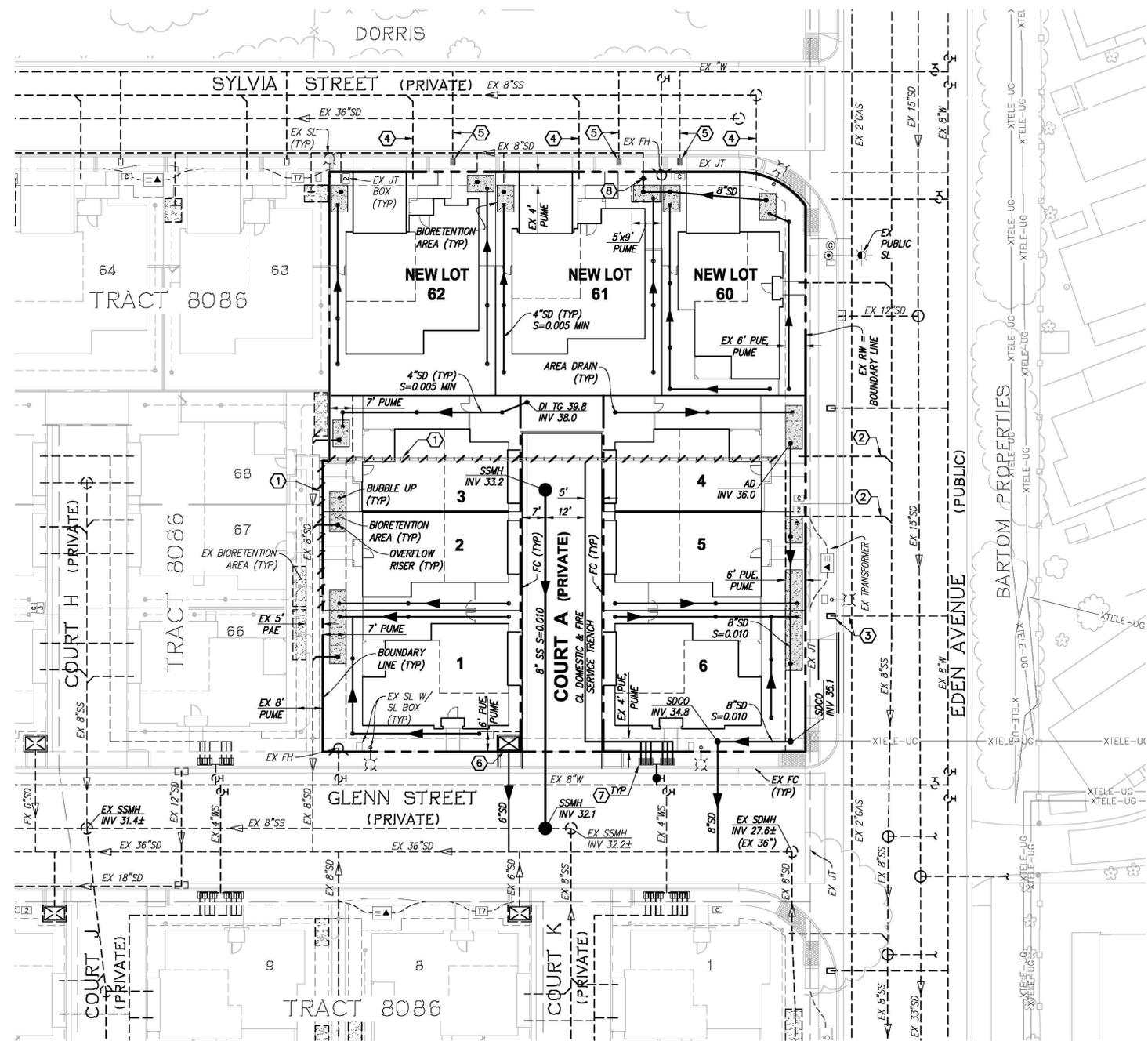
**VESTING TENTATIVE TRACT MAP 8222  
 CAMDEN PLACE (IGNACIO)  
 PRELIMINARY GRADING PLAN**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



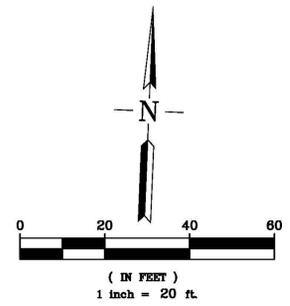
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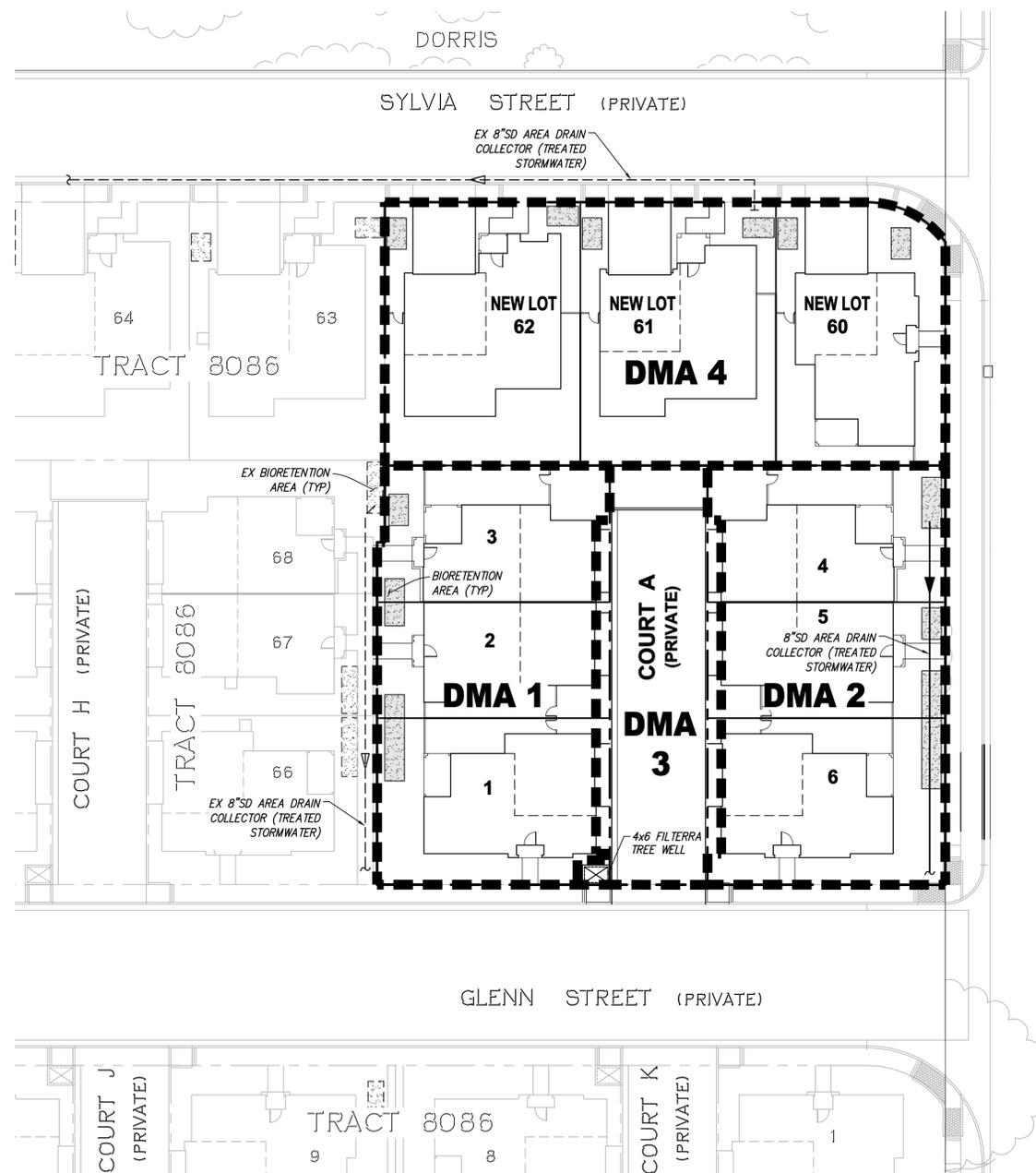
- KEY SYMBOL**
- ① REMOVE EX FENCE WITH RETAINING WALL
  - ② ABANDON IN PLACE EX SS LATERAL
  - ③ REMOVE EX WATER METER BOX. ABANDON IN PLACE EX WATER SERVICE
  - ④ EX SS LATERAL TO REMAIN
  - ⑤ EX WATER METER BOX AND WATER SERVICE TO REMAIN. INSTALL 1" WATER METER AND 1" FIRE SERVICE METER & BOX
  - ⑥ 4x6 FILTERRA TREE WELL
  - ⑦ 1" WATER METER & 1" FIRE SERVICE METER
  - ⑧ CONNECT TO EX 8"SD

**VESTING TENTATIVE TRACT MAP 8222**  
**CAMDEN PLACE (IGNACIO)**  
**PRELIMINARY UTILITY PLAN**  
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



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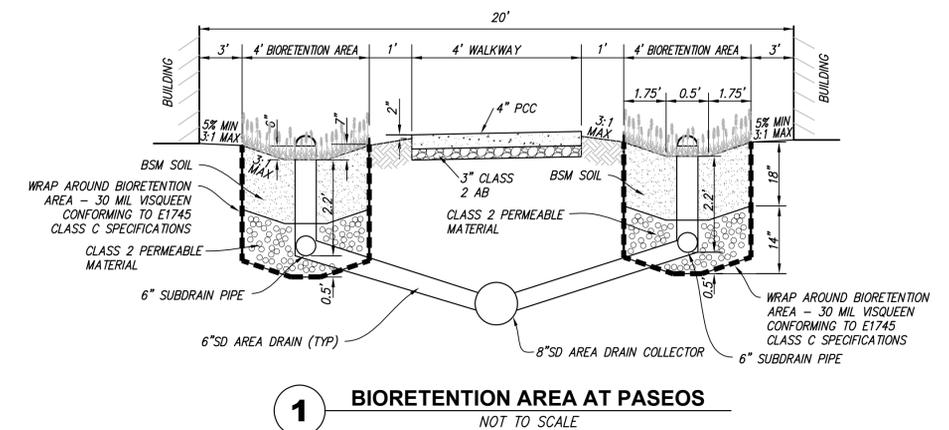
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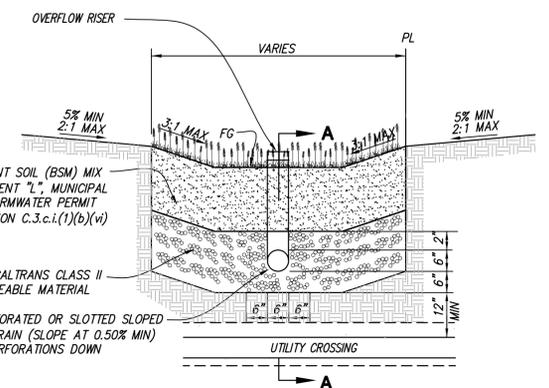
PRELIMINARY STORMWATER TREATMENT CALCULATIONS								
DMA AREA ID	IMPERVIOUS AREA				LANDSCAPING AREA (SF)	BMP EFFECTIVE TREATMENT		
	ROOF AREA (SF)	CONCRETE WALK / PORCH AREA (SF)	DRIVEWAY / PAVEMENT AREA (SF)	TOTAL IMPERVIOUS AREA (SF)		REQUIRED AREA (SF)	PROVIDED AREA (SF)	BMP USED
DMA 1	3,130	330	0	3,460	2,550	149	210	BIORETENTION AREA
DMA 2	3,130	340	0	3,470	2,720	150	255	BIORETENTION AREA
DMA 3	0	0	2,770	2,770	490	113	296	4x6 FILTERRA TREE WELL
DMA 4	4,110	330	880	5,320	4,220	230	240	BIORETENTION AREA

- NOTES:**
- THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2013, AND THE FOLLOWING CRITERIA:
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 10% LANDSCAPING AREA.
    - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
    - A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.
  - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 
$$\text{SIZING FACTOR} = (0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$$

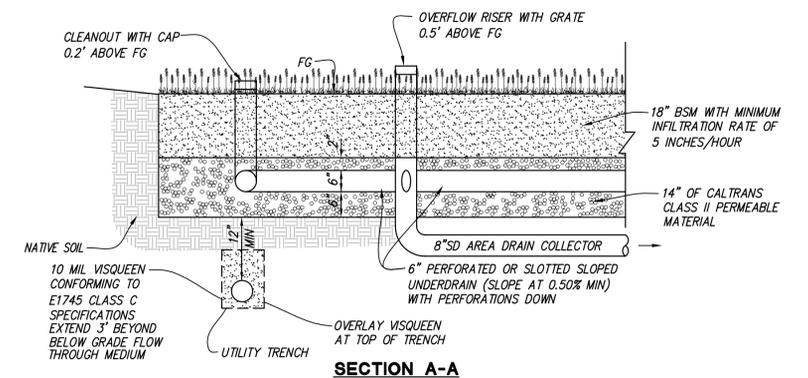
**VESTING TENTATIVE TRACT MAP 8222**  
**CAMDEN PLACE (IGNACIO)**  
**PRELIMINARY STORMWATER TREATMENT PLAN**  
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



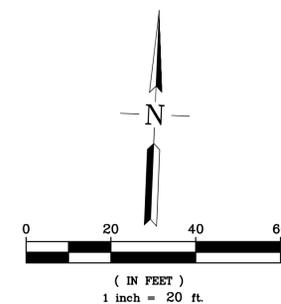
**1** BIORETENTION AREA AT PASEOS  
NOT TO SCALE



**BIO-RETENTION AREA**  
NOT TO SCALE



**2** BIO-RETENTION AREA DETAIL  
NOT TO SCALE



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## PROJECT TEAM

APPLICANT:  
STANDARD PACIFIC HOMES  
4750 WILLOW ROAD, SUITE 150  
PLEASANTON, CA 94588  
CONTACT: MANDI KAERCHER

CIVIL ENGINEER:  
RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 04588  
CONTACT: MARK FALGOUT

ARCHITECT:  
KTTY GROUP, INC.  
580 SECOND STREET, SUITE 200  
OAKLAND, CA 94607  
CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:  
RIPLEY DESIGN GROUP  
1615 BONANZA STREET, SUITE 314  
WALNUT CREEK, CA 94596  
CONTACT: ANNIKA CARPENTER

## PROJECT INFO

TRACT 8219 - CAMDEN PLACE (SYLVESTER)  
SINGLE FAMILY RESIDENTIAL: 14 NEW UNITS  
TOTAL PROJECT SIZE: 44,605 SF

### NOTES:

- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE.
- ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS ACCORDING TO NFPA 13D.

## SHEET INDEX

### CIVIL

C1	GENERAL NOTES
C2	EXISTING SITE CONDITIONS
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORMWATER TREATMENT PLAN

### ARCHITECTURE

A-0.1	SITE PLAN - OPEN SPACE
A-0.2	SITE PLAN - PEDESTRIAN CONNECTIVITY
A-1.1	DUET 3A FLOOR PLANS
A-1.2	DUET 3A EXTERIOR ELEVATIONS
A-2.1	TRIPLEX 2A FIRST FLOOR PLANS
A-2.2	TRIPLEX 2A SECOND FLOOR PLANS
A-2.3	TRIPLEX 2A EXTERIOR ELEVATIONS
A-2.4	TRIPLEX 2B FIRST FLOOR FLOOR PLANS
A-2.5	TRIPLEX 2B SECOND FLOOR PLANS
A-2.6	TRIPLEX 2B EXTERIOR ELEVATIONS
A-3.1	PLAN 7A FLOOR PLANS
A-3.2	PLAN 7A EXTERIOR ELEVATIONS
A-3.3	PLAN 7B FLOOR PLANS
A-3.4	PLAN 7B EXTERIOR ELEVATIONS

### LANDSCAPE

L-1	CONCEPTUAL LANDSCAPE SITE PLAN
L-2	CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
L-3	CONCEPTUAL LANDSCAPE DETAILS
L-4	CONCEPTUAL IRRIGATION PLAN

## CAMDEN PLACE - TRACT 8219



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Pleasanton, CA 94588

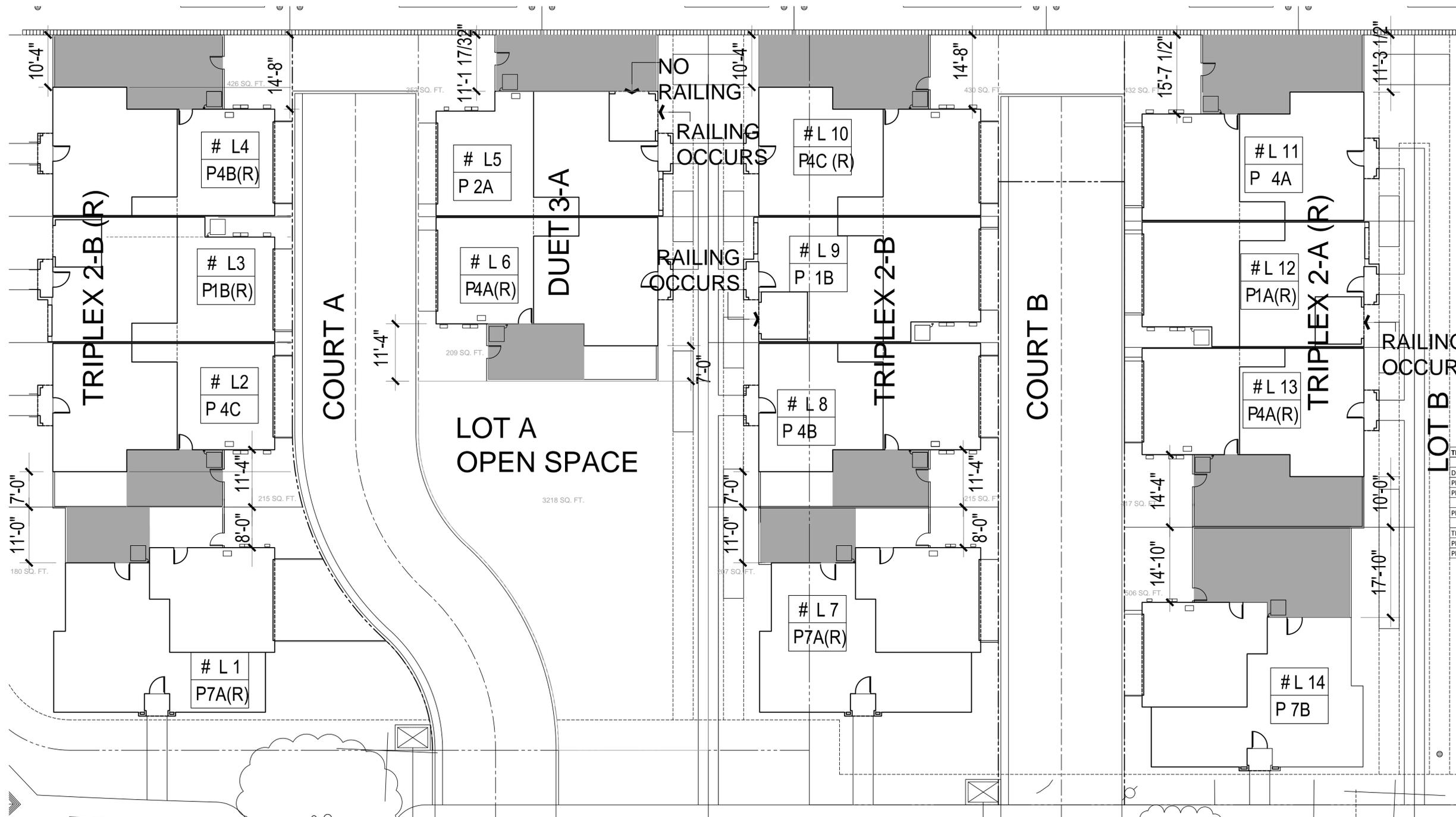
Hayward, CA

KTTY # 2013-0360.01

2014-10-02

**KTTY Group, Inc.**  
**Architecture+Planning**  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
kttgy.com





TRACT 8219				
PLAN	BED	BATH	SQ. FT.	COUNT
DUET BUILDING 3				
PLAN 2	3	2.5	1467	1
PLAN 4	3	2.5	1546	1
PLAN 7				
	4	3	1974	3
TRIPLEX BLDG 2				
PLAN 1	3	2.5	1386	3
PLAN 4	3	2.5	1546	6

TRACT 8219	
LOT	OPEN SPACE + 10'MIN.
1	180 s.f.
2	215 s.f.
3	0 s.f.
4	426 s.f.
5	352 s.f.
6	209 s.f.
7	207 s.f.
8	215 s.f.
9	0 s.f.
10	430 s.f.
11	432 s.f.
12	0 s.f.
13	417 s.f.
14	506 s.f.
	<b>3589 s.f.</b>

TRACT 8222	
LOT	OPEN SPACE + 10'MIN.
1	0 s.f.
2	0 s.f.
3	317 s.f.
4	317 s.f.
5	0 s.f.
6	0 s.f.
	<b>634 s.f.</b>

TRACT 8219 - ONLY (prev. Sylvester)			
14 units	350 s.f. open space per unit	=	4900 Total Open Space Required
14 units	100 s.f. per unit	=	1400 Total Public/Group Open Space Required
PRIVATE OPEN SPACE PROVIDED:		3589 s.f.	
PUBLIC OPEN SPACE REQUIRED:		4900 - 3589	= 1311 (minimum required of 1,400 s.f.)

TRACT 8222 - ONLY (prev. Ignacio)			
6 units	350 s.f. open space per unit	=	2100 Total Open Space Required
6 units	100 s.f. per unit	=	600 Total Public/Group Open Space Required
PRIVATE OPEN SPACE PROVIDED:		634 s.f.	
PUBLIC OPEN SPACE REQUIRED:		2100-634	= 1466 (minimum required of 1,400 s.f.)

TRACT 8219 AND 8222 COMBINED			
20 units	350 s.f. open space per unit	=	7000 Total Open Space Required
20 units	100 s.f. per unit	=	2000 Total Public/Group Open Space Required
8219 AND 8222 PRIVATE OPEN SPACE:		3589+634	= 4223
PRIVATE OPEN SPACE PROVIDED:		4223 s.f.	
PUBLIC OPEN SPACE REQUIRED:		7000-4223	= 2777
PUBLIC OPEN SPACE PROVIDED:		3218	= 3218

# CAMDEN PLACE - TRACT 8219



**Standard Pacific Homes**  
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Pleasanton, CA 94588

# ARCHITECTURAL SITE PLAN

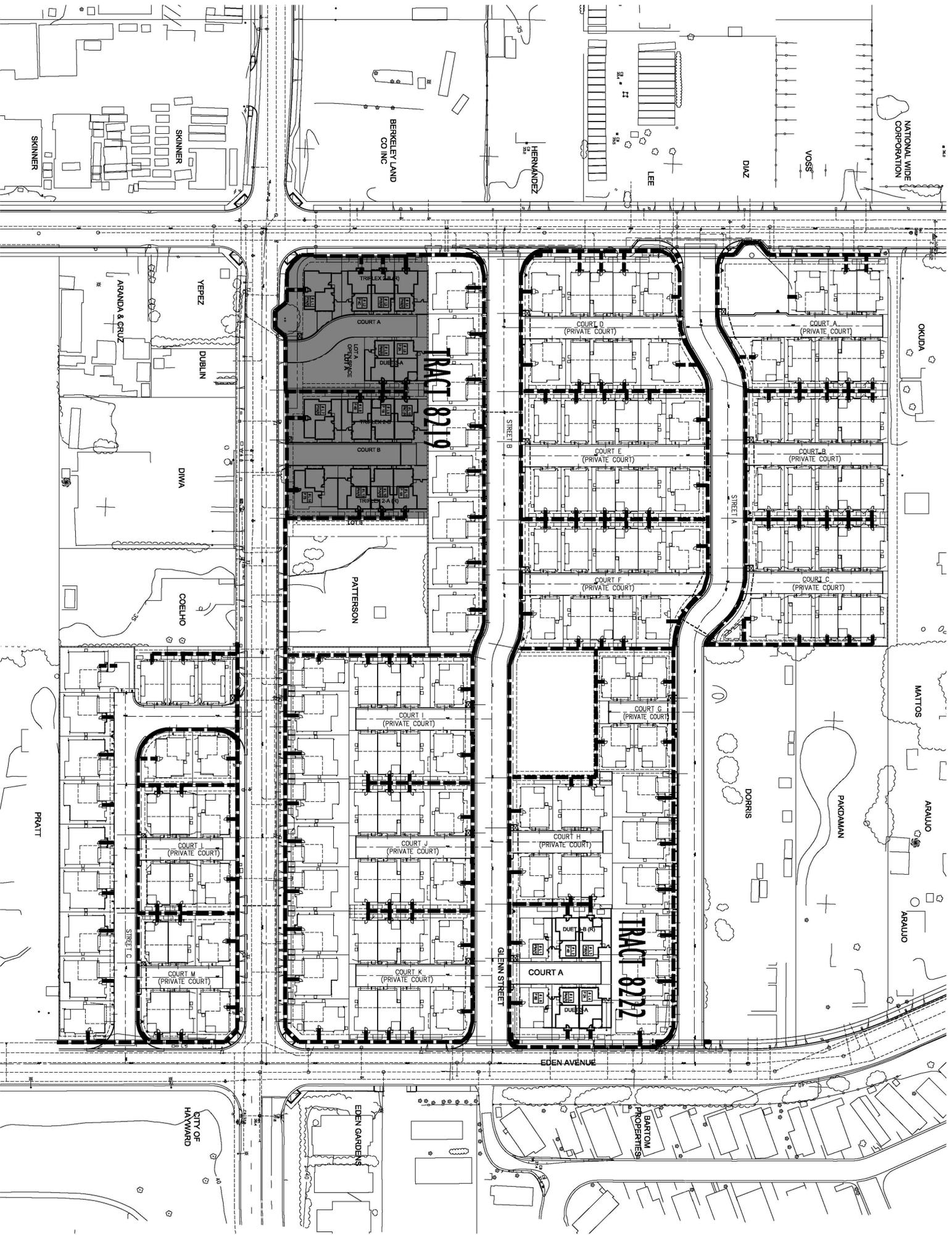
Hayward, CA  
KTGY # 2013-0360.01

2014-10-02

A0.1

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Oakland, CA 94607  
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**CAMDEN PLACE - TRACT 8219**



Standard Pacific Homes  
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**ARCHITECTURAL SITE PLAN - PEDESTRIAN CONNECTIVITY**

N.T.S.

Hayward, CA  
KIT # 2013-03-001

2014-10-02

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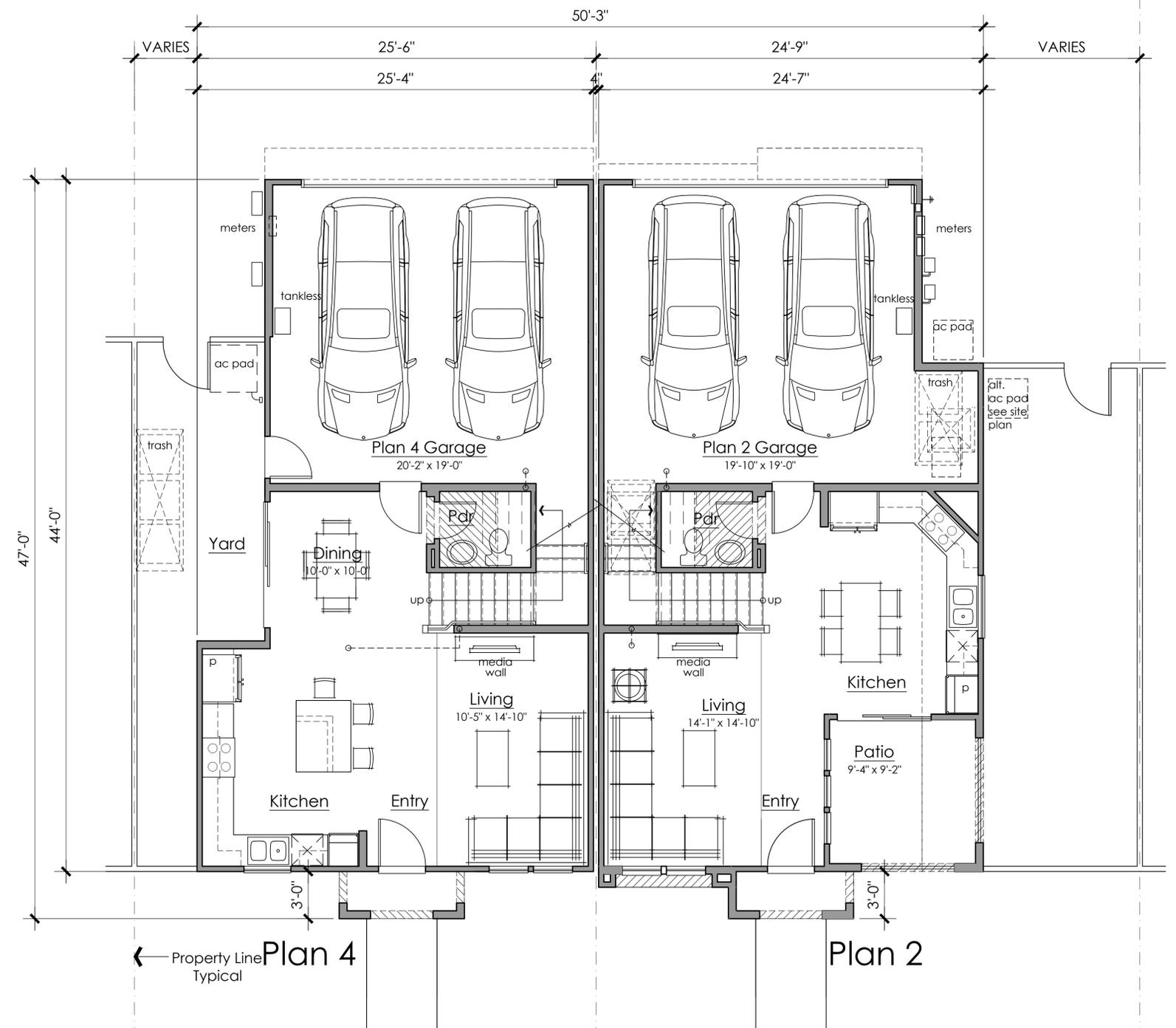
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Plan 4

Plan 2

Second Floor

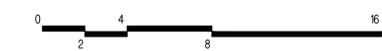


Plan 4

Plan 2

First Floor

Plan 4	Plan 2
3 Bedrooms	3 Bedrooms
2.5 Baths	2.5 Baths
1546 s.f.	1467 s.f.



**CAMDEN PLACE - TRACT 8219**



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**DUET 3A - FLOOR PLANS**

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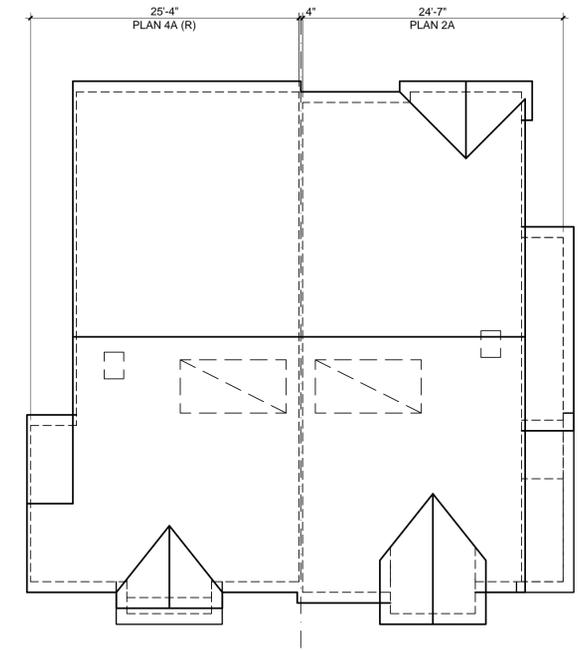


AI.I



Plan 4 Plan 2

Front Elevation



Roof Plan  
(4:12 Pitch)



Plan 4  
Left Elevation

Plan 2 Plan 4  
Front Elevation

Plan 2  
Right Elevation

**CAMDEN PLACE - TRACT 8219**

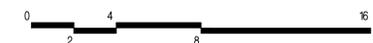


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**DUET 3A - EXTERIOR ELEVATIONS**

Hayward, CA  
KTGY # 2013-0360.01

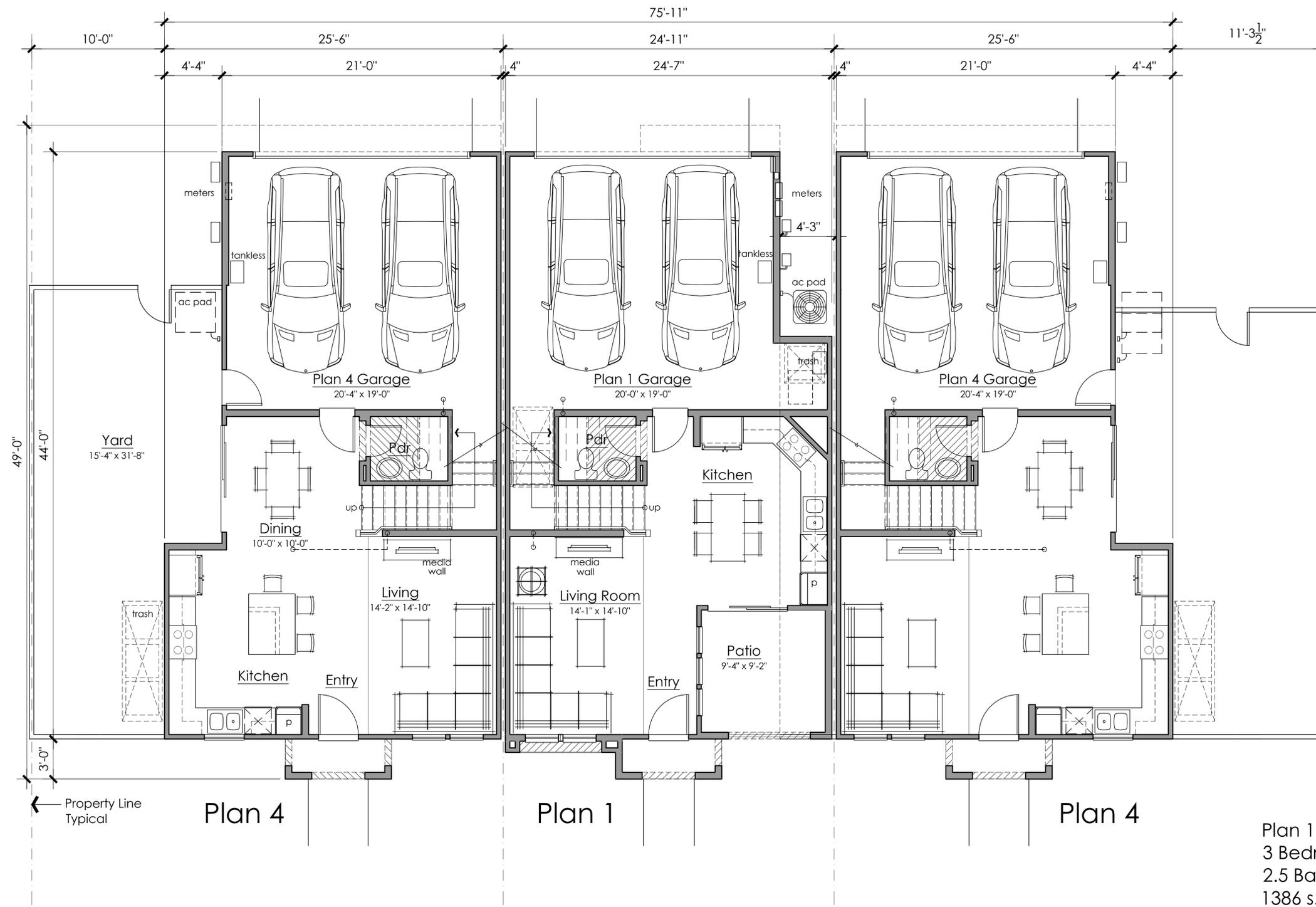
2014-10-02



**A1.2**

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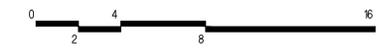




First Floor

CAMDEN PLACE - TRACT 8219

TRIPLEX 2A - FLOOR PLANS



A2.1



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Plan 4

Plan 1

Plan 4

Plan 1  
3 Bedrooms  
2.5 Baths  
1386 s.f.

Plan 4  
3 Bedrooms  
2.5 Baths  
1546 s.f.

Second Floor

CAMDEN PLACE - TRACT 8219

TRIPLEX 2A - FLOOR PLANS



A2.2



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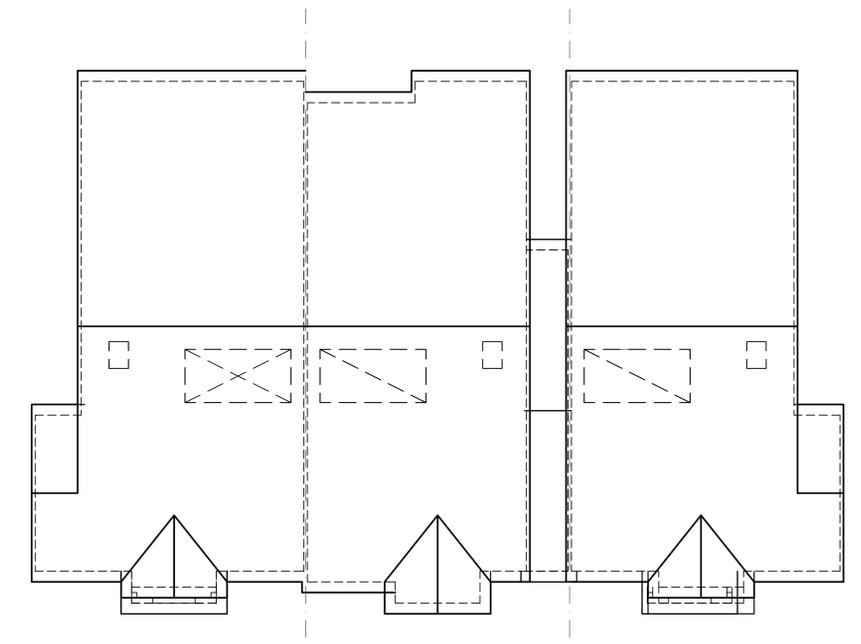


Plan 4

Plan 1

Plan 4

Front Elevation



Roof Plan  
(4:12 Pitch)



Plan 4

Left Elevation



Plan 4

Plan 1

Plan 4

Rear Elevation



Plan 4

Right Elevation

**CAMDEN PLACE - TRACT 8219**



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**TRIPLEX 2A - EXTERIOR ELEVATIONS**

Hayward, CA  
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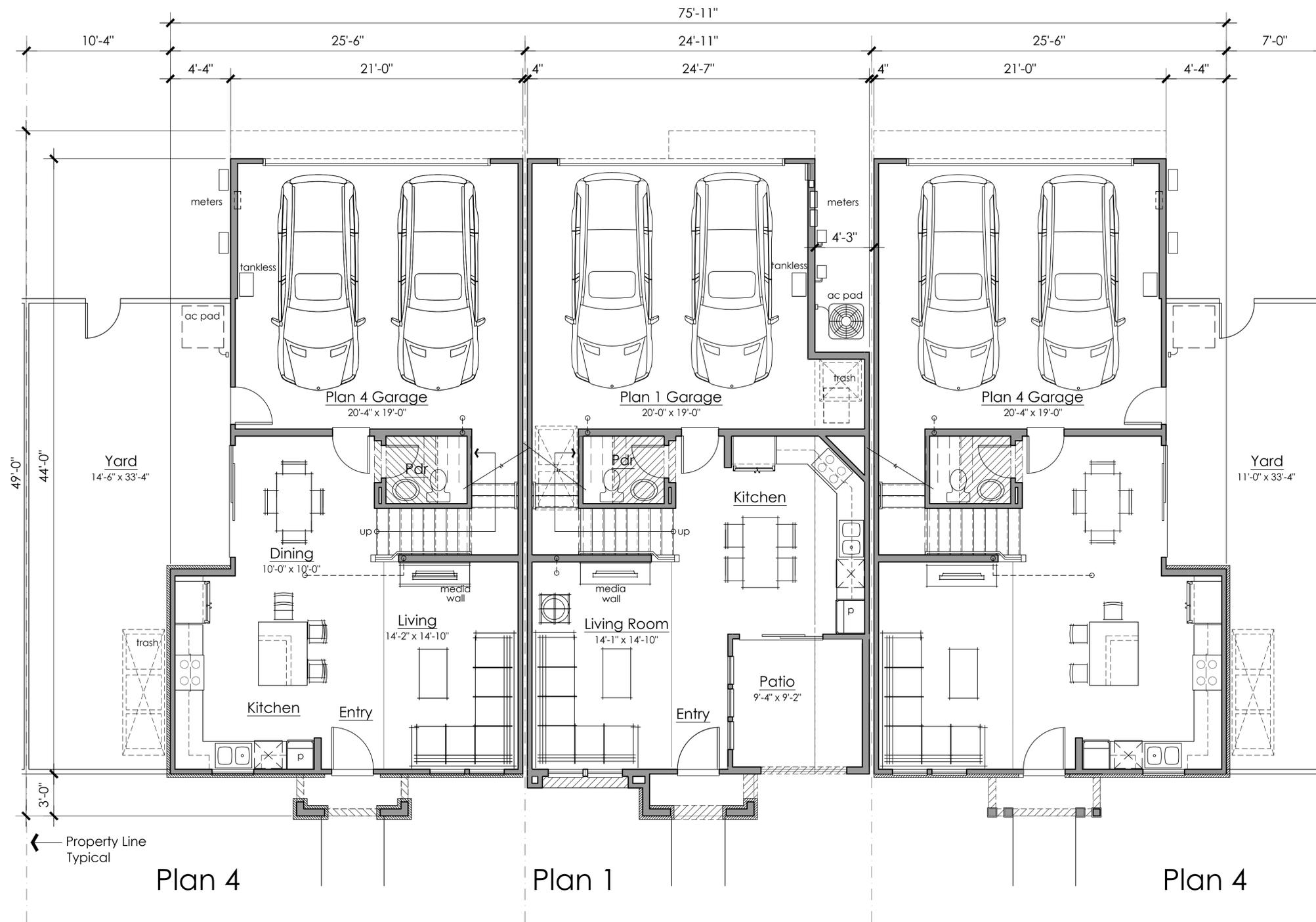
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**A2.3**

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First Floor

Plan 1	Plan 4
3 Bedrooms	3 Bedrooms
2.5 Baths	2.5 Baths
1386 s.f.	1546 s.f.

# CAMDEN PLACE - TRACT 8219

# TRIPLEX 2B - FLOOR PLANS



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2014-10-02

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Plan 4

Plan 1

Plan 4

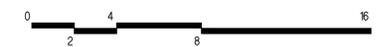
Plan 1  
3 Bedrooms  
2.5 Baths  
1386 s.f.

Plan 4  
3 Bedrooms  
2.5 Baths  
1546 s.f.

Second Floor

CAMDEN PLACE - TRACT 8219

TRIPLEX 2B - FLOOR PLANS



A2.5



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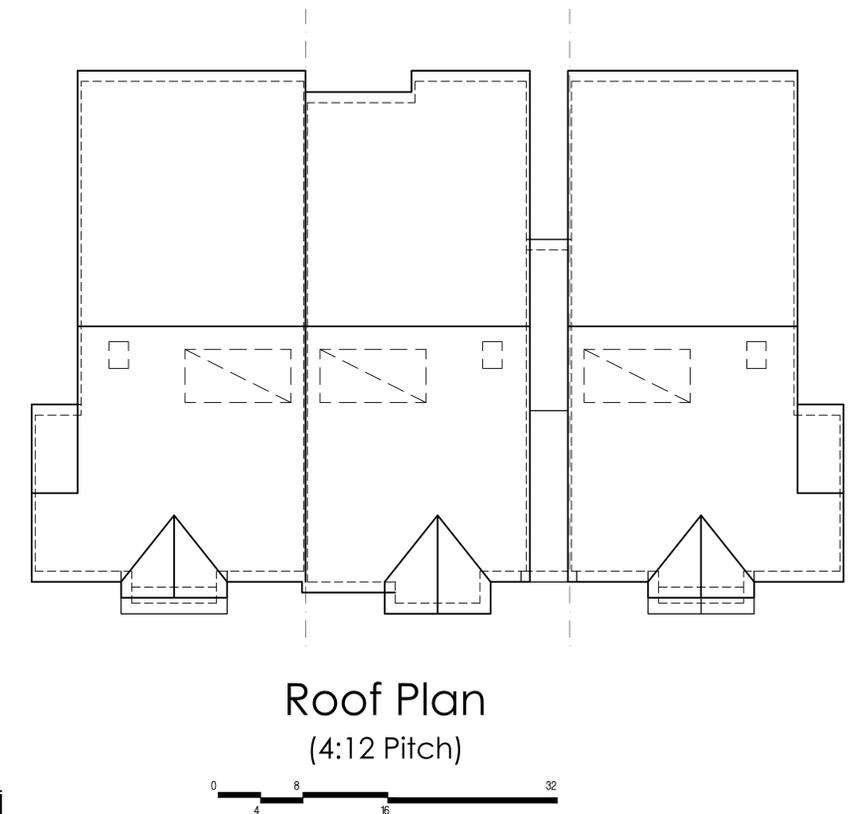


Plan 4

Plan 1

Plan 4

Front Elevation



Roof Plan  
(4:12 Pitch)



Plan 4

Left Elevation



Plan 4

Plan 1

Plan 4

Rear Elevation



Plan 4

Right Elevation

**CAMDEN PLACE - TRACT 8219**

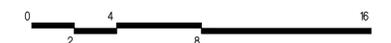


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**TRIPLEX 2B - EXTERIOR ELEVATIONS**

Hayward, CA  
KTGY # 2013-0360.01

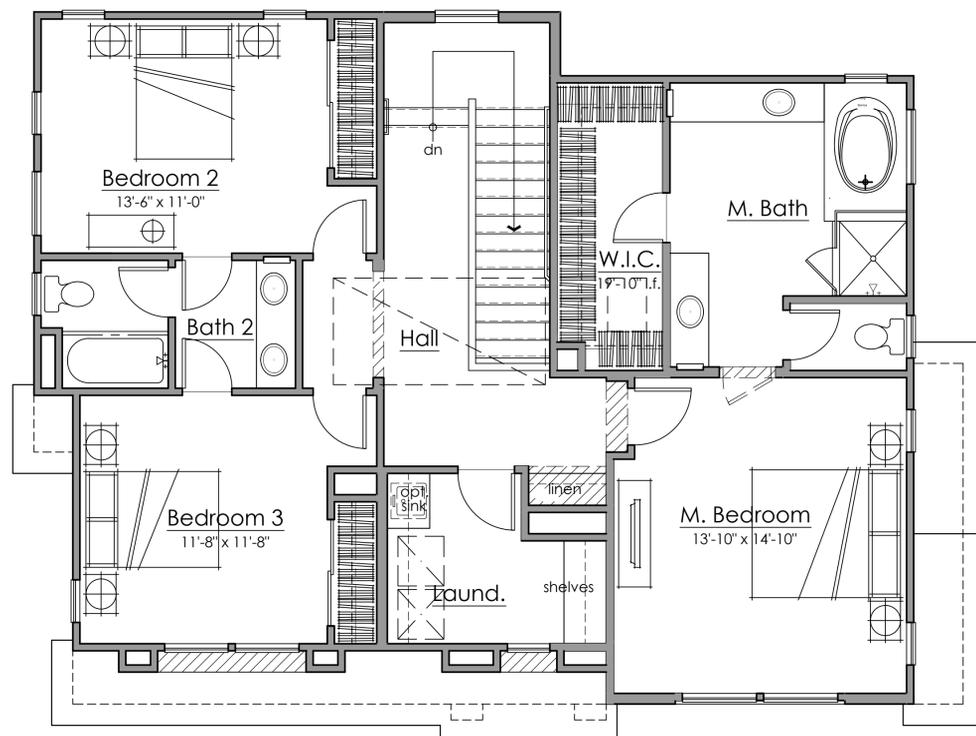
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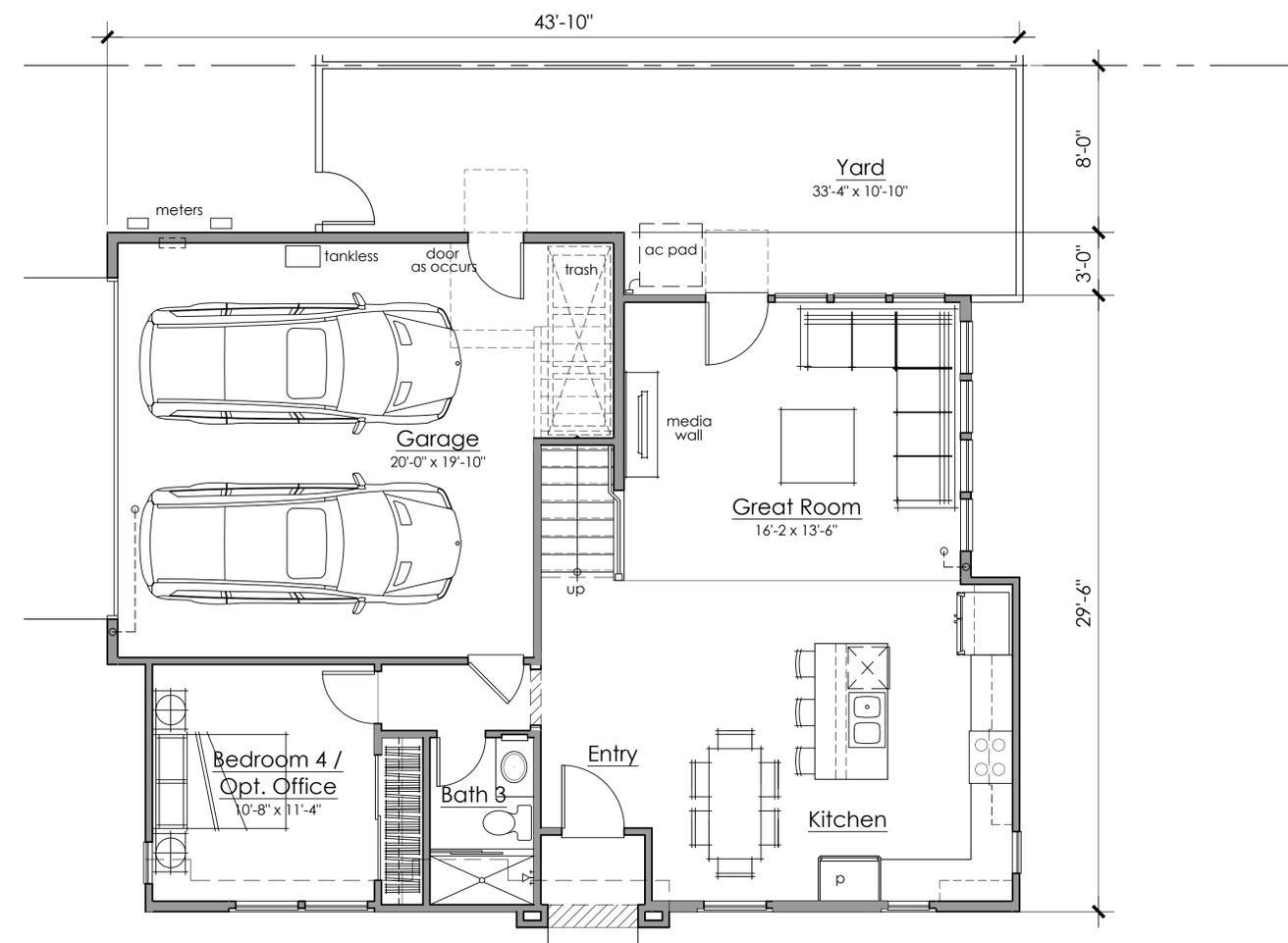
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**Architecture+Planning**  
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Oakland, CA 94607  
510.272.2910  
ktgy.com





Second Floor



First Floor

**CAMDEN PLACE - TRACT 8219**



**Standard Pacific Homes**  
 4750 Willow Road, Suite 150  
 Pleasanton, CA 94588

**PLAN 7A - FLOOR PLANS**

Hayward, CA  
 KTG # 2013-0360.01

2014-10-02

Floor Plan  
 4 Bedrooms  
 Opt. Office  
 3 Baths  
 1974 s.f.



**A3.1**

**KTGY Group, Inc.**  
**Architecture+Planning**  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com

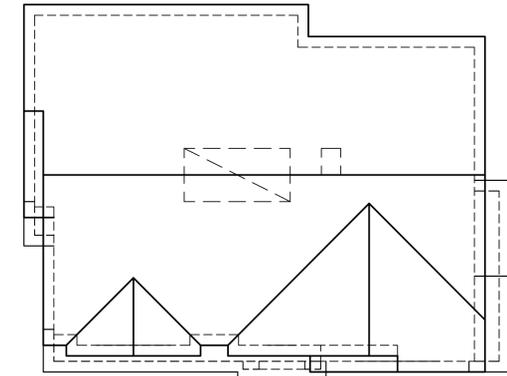




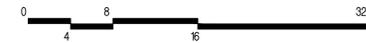
7A Front Elevation  
(Street View)

Plan 7A Material List:

- Roof: Concrete "S" Tile  
5:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Decorative Gable Treatment  
Enhanced Entry Treatment  
Enhanced Sill Treatments  
W.I. Accent Details



Roof Plan  
(4:12 Pitch)



7A Left Elevation  
(Alley View)



7A Rear Elevation  
(Private Yard View)



7A Right Elevation  
(Green Court View)

CAMDEN PLACE - TRACT 8219



Standard Pacific Homes  
4750 Willow Road, Suite 150  
Pleasanton, CA 94588

PLAN 7A - EXTERIOR ELEVATIONS

Hayward, CA

KTGY # 2013-0360.01

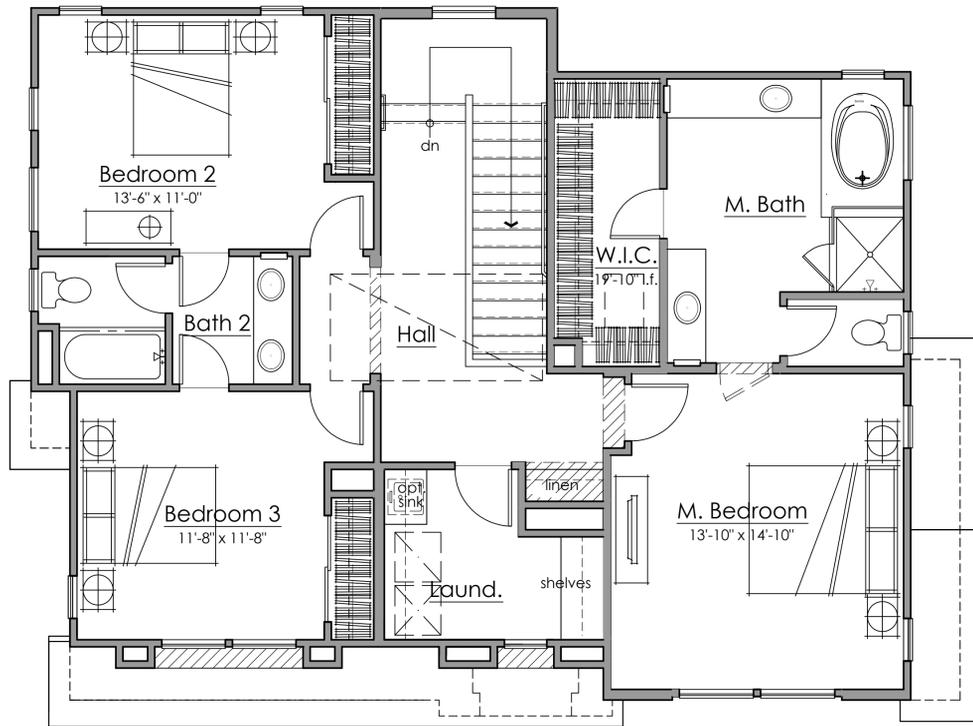
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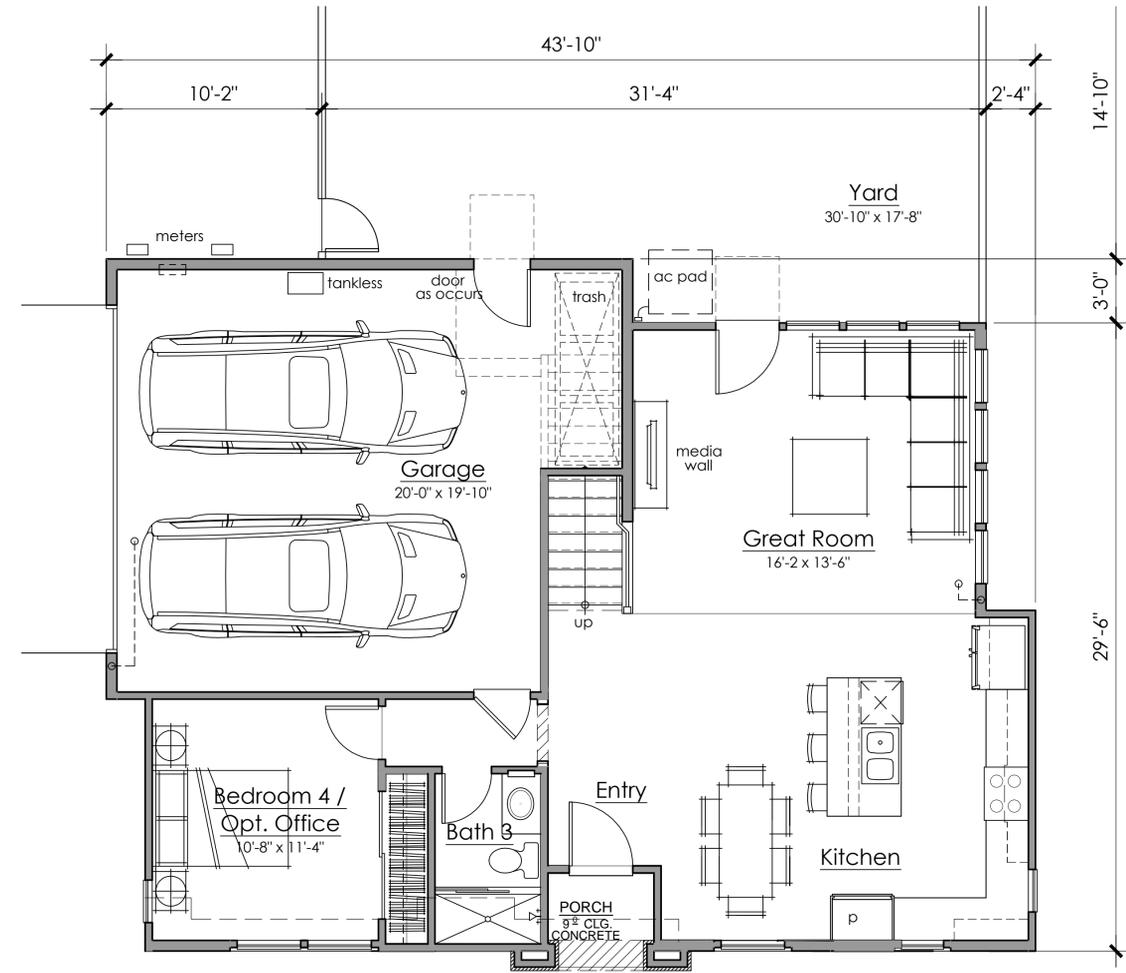
A3.2

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





Second Floor



First Floor

**CAMDEN PLACE - TRACT 8219**



**Standard Pacific Homes**  
 4750 Willow Road, Suite 150  
 Pleasanton, CA 94588

**PLAN 7B - FLOOR PLANS**

Hayward, CA

KTGY # 2013-0360.01

2014-10-02

Floor Plan  
 4 Bedrooms  
 Opt. Office  
 3 Baths  
 1974 s.f.



**A3.3**

**KTGY Group, Inc.**  
**Architecture+Planning**  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com

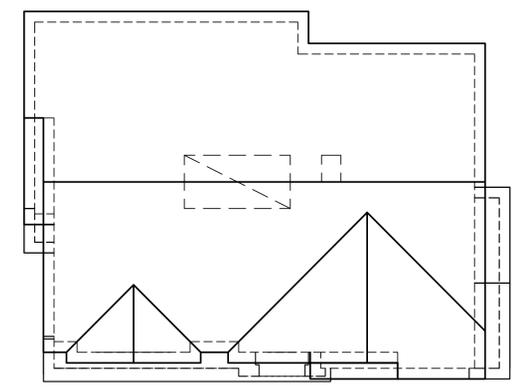




7B Front Elevation  
(Street View)

Plan 7B Material List:

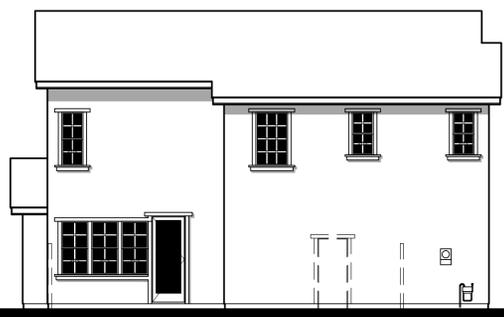
- Roof: Flat Concrete Tile  
6:12 Pitch
- Walls: Stucco
- Trims: 1X4 Stucco Finish
- Accents: Cementitious Lap Siding & Gable Treatment  
Decorative Shutters  
Stone Veneer  
Enhanced Sill Treatments



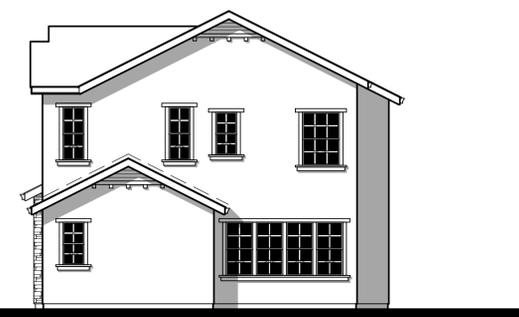
Roof Plan  
(4:12 Pitch)



7B Left Elevation  
(Alley View)



7B Rear Elevation  
(Private Yard View)



7B Right Elevation  
(Green Court View)

CAMDEN PLACE - TRACT 8219



Standard Pacific Homes  
4750 Willow Road, Suite 150  
Pleasanton, CA 94588

PLAN 7B - EXTERIOR ELEVATIONS

Hayward, CA  
KTYG # 2013-0360.01

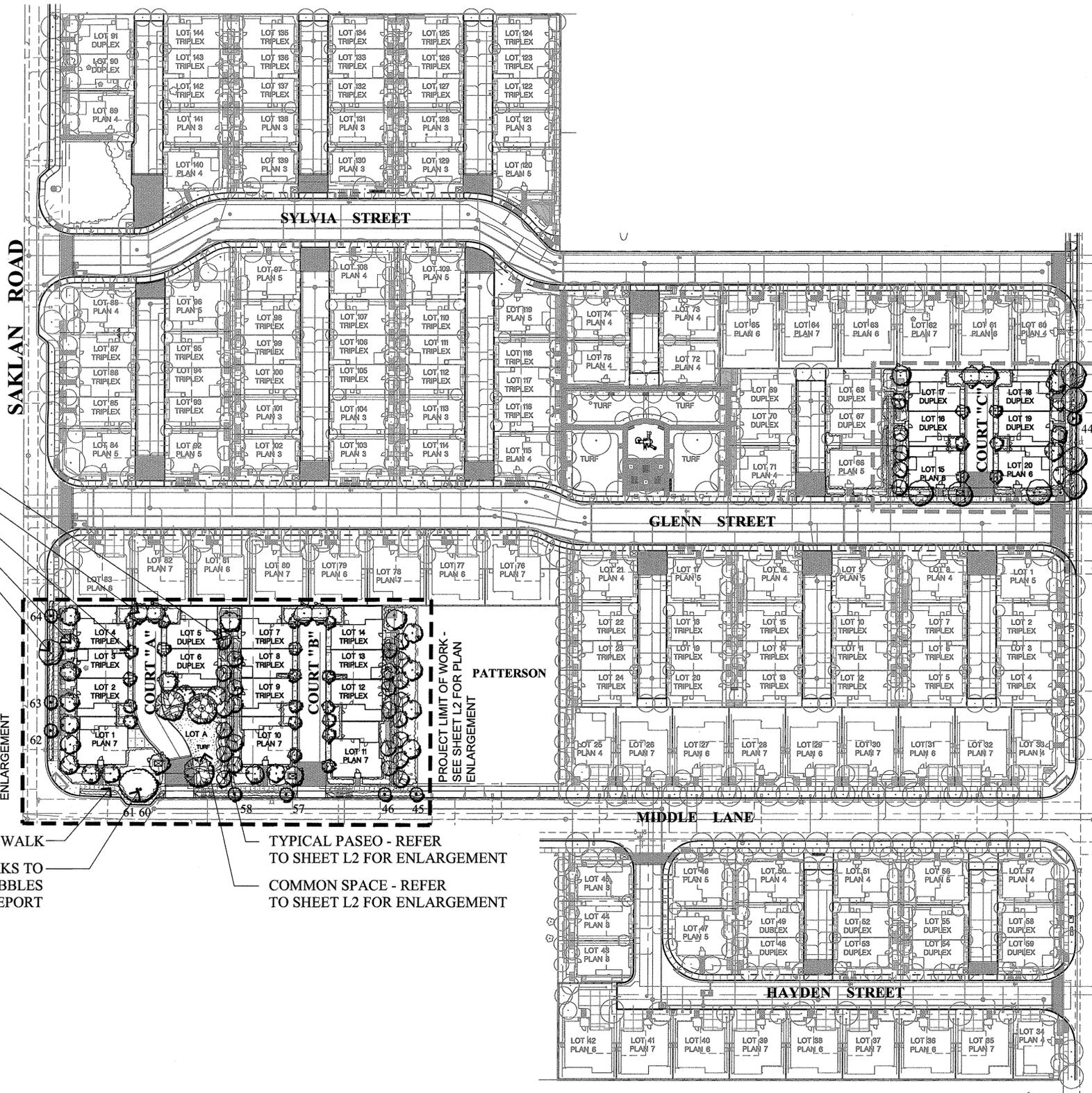
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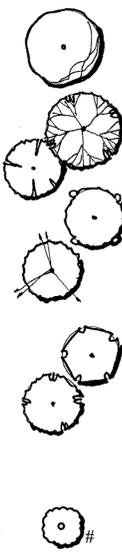
KTYG Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





**PROPOSED TREE PALETTE**

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	WATER USE
<b>STREET TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	LOW
<b>NEIGHBORHOOD COMMON AREA - LOT A</b>			
JACARANDA MIMOSIFOLIA	JACARANDA	60" BOX	MEDIUM
LAGERSTROEMIA X 'MUSSOKEE'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>ACCENT TREES</b>			
LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>PASEO TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA I. 'TUSCARORA'	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE-LEAF PLUM	15 GALLON	LOW
<b>COURT TREES</b>			
PODOCARPUS M. 'MAKI'	YEW PINE	15 GALLON	MEDIUM
PRUNUS CAROLIANA 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	LOW
<b>FRONT YARD ACCENT TREES</b>			
ACER JAPONICUM	JAPANESE MAPLE	15 GALLON	MEDIUM
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	15 GALLON	MEDIUM
LAGERSTROEMIA I. 'TUSCARORA'	GRAPE MYRTLE	15 GALLON	LOW
MAGNOLIA G. 'ST. MARY'S'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PYRUS KAWAKAMI	EVERGREEN PEAR	15 GALLON	MEDIUM
<b>EXISTING TREE TO REMAIN</b>			
REFER TO ARBORIST'S REPORT PREPARED BY HORTSCIENCE, INC.			



PROJECT LIMIT OF WORK TRACT 8222 (IGNACIO PROPERTY) - SEE PRELIMINARY LANDSCAPE DESIGN PACKAGE, PREPARED BY RIPLEY DESIGN GROUP

EDEN AVENUE

**GENERAL NOTES:**

- ALL TREES TO BE PLANTED PER CITY STANDARD DETAILS.
- ALL TREES WITHIN 7' OF PAVING OR A STRUCTURE TO BE PLANTED WITH ROOT BARRIERS.
- ALL PLANTING AREAS TO BE IRRIGATED WITH AUTOMATIC SYSTEM PER CITY STANDARDS.
- ALL PLANTING SHALL CONFORM WITH THE BAY-FRIENDLY LANDSCAPING AND CITY'S WATER EFFICIENT LANDSCAPE ORDINANCES.
- ALL PLANTING AREAS TO BE MULCHED WITH RECYCLED CHIPPED WOOD MULCH IN DARK BROWN TO A MINIMUM DEPTH OF 3".
- TREES TO BE PLANTED MINIMUM 15' FROM STREETLIGHTS & 7' FROM UTILITIES.
- TREES TO BE PLANTED MINIMUM 30' FROM FACE OF TRAFFIC SIGNAL & MINIMUM 5' FROM SEWER, WATER, GAS, CABLE, ELECTRICAL, PAVING AND STRUCTURES.
- NO TURF PLANTING AND SPRAY IRRIGATION SYSTEMS WILL BE PLANTED NEXT TO HARDSCAPE.
- LOW WATER REQUIRING PLANTS WILL NOT BE PLACED NEXT TO HIGH WATER REQUIRING PLANTS, SUCH AS TURF.

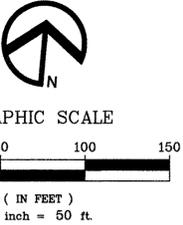
- TYPICAL PASEO TREE
- TYPICAL ACCENT TREE
- TYPICAL COURT TREE
- TYPICAL FRONT YARD ACCENT TREE
- TYPICAL STREET TREE

PROJECT LIMIT OF WORK - SEE SHEET L2 FOR PLAN ENLARGEMENT

PROJECT LIMIT OF WORK - SEE SHEET L2 FOR PLAN ENLARGEMENT

TYPICAL 4' WIDE FRONT WALK  
EXISTING COAST LIVE OAKS TO REMAIN WITH DECORATIVE COBBLES BELOW. REFER TO ARBORIST REPORT

TYPICAL PASEO - REFER TO SHEET L2 FOR ENLARGEMENT  
COMMON SPACE - REFER TO SHEET L2 FOR ENLARGEMENT



**RIPLEY DESIGN GROUP**  
**LANDSCAPE ARCHITECTURE**  
**LAND PLANNING**  
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 TEL: 925.938.7377  
 FAX: 925.9387436

STANDARD PACIFIC HOMES

**Conceptual Landscape Site Plan**

**Tract 8219**  
 Camden Place (Sylvester)  
 Hayward, California

October 3, 2014 **L1**



**CONCEPTUAL LANDSCAPE STATEMENT**

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

TURF AREAS ARE ALSO MINIMIZED THROUGHOUT THE PROJECT AND CONCENTRATED IN THE LARGER COMMON OPEN SPACE AREAS. BY MINIMIZING TURF AND SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

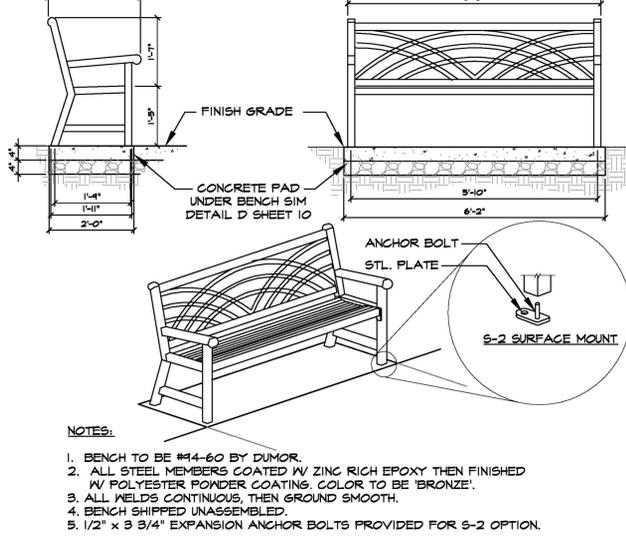
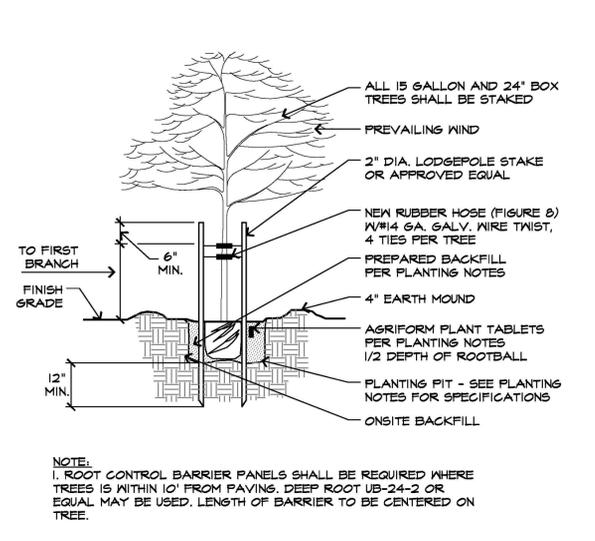
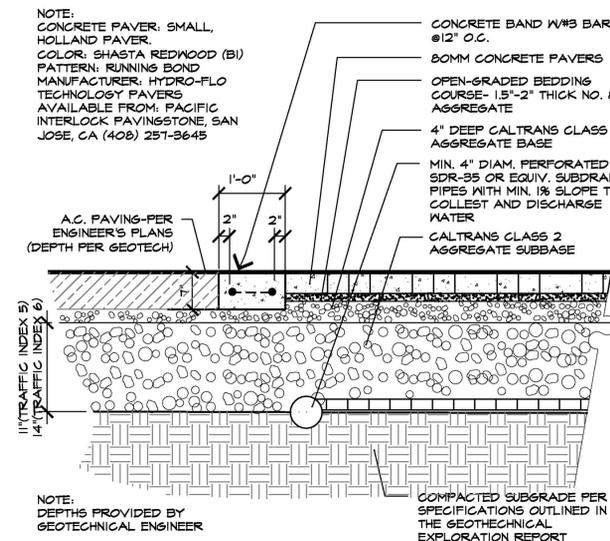
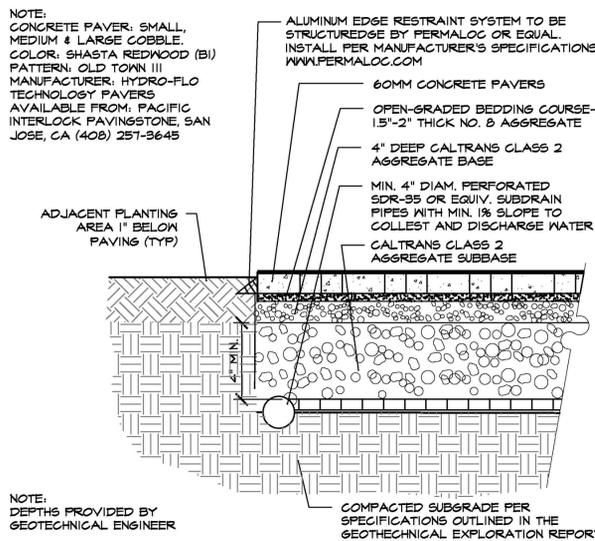
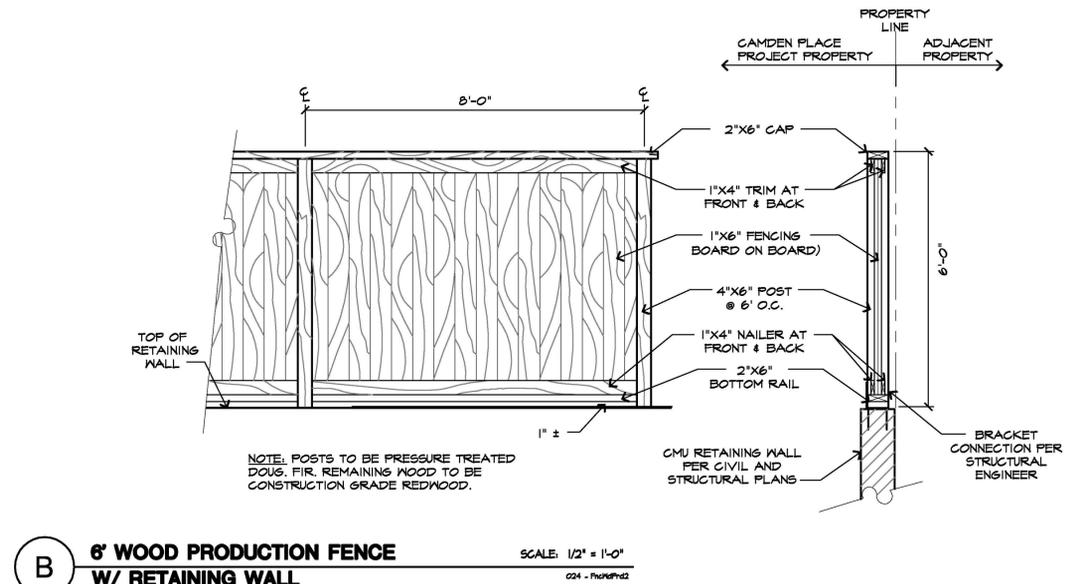
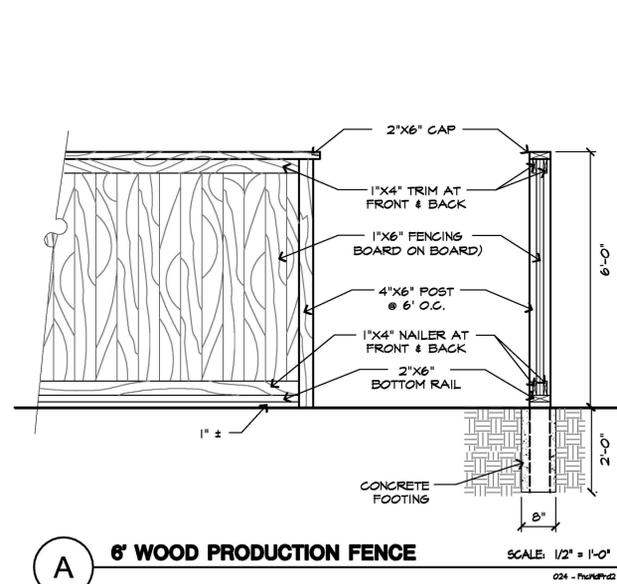
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH IDENTIFY WITH THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, A GROUNDCOVER ROSE MAY BE SPECIFIED FOR A COTTAGE STYLE ELEVATION, WHILE FLAX MAY BE SPECIFIED FOR A CRAFTSMAN STYLE ELEVATION, AND A BIRD OF PARADISE MAY BE SPECIFIED FOR A SPANISH STYLE ELEVATION. THIS DIVERSE USE OF PLANT SPECIES WILL DISPLAYING VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

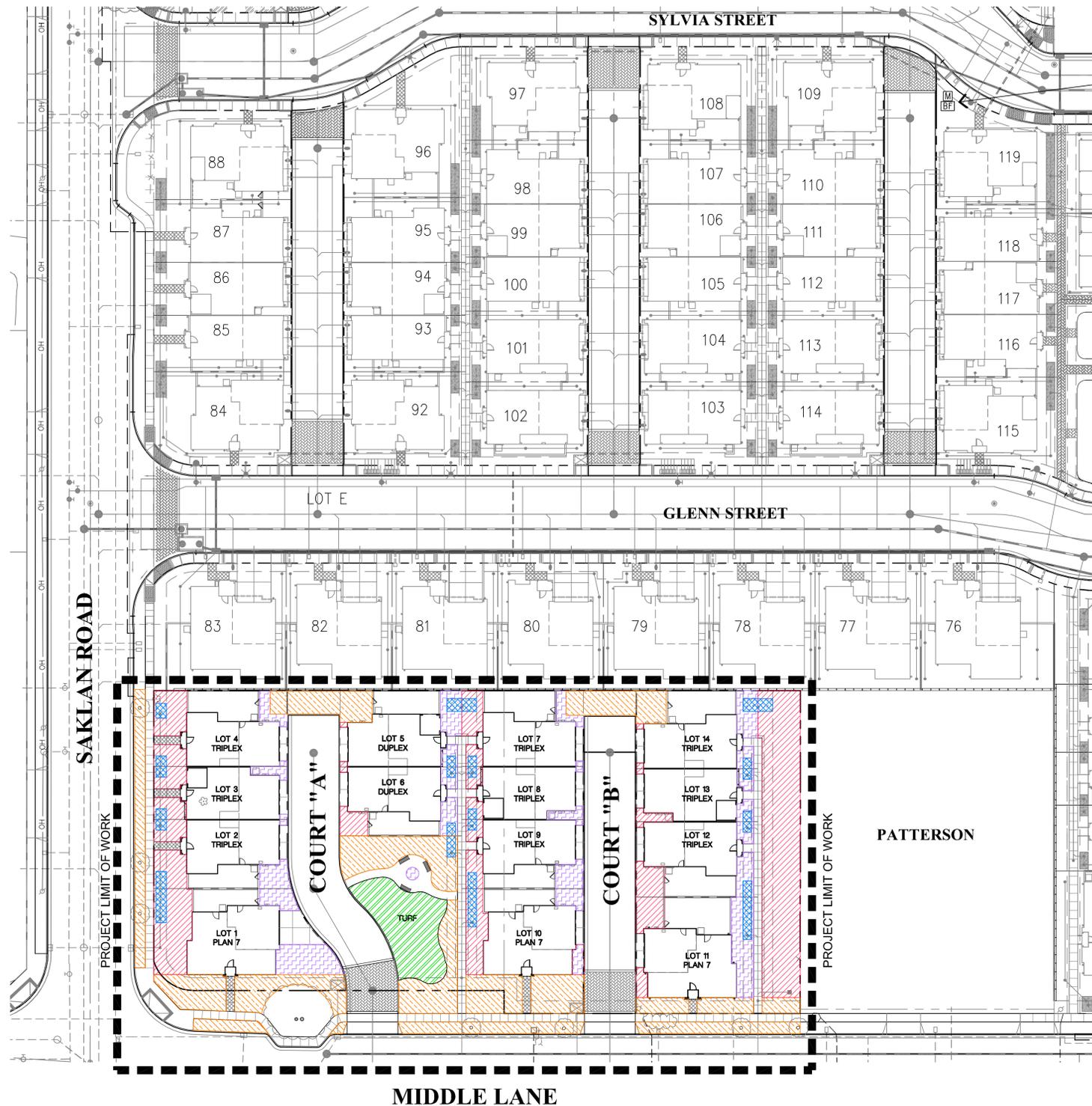
THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES, WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR PEDESTRIANS AND VEHICLES TO TRAVERSE THROUGH THE PROJECT. SIDEWALKS ON BOTH SIDES OF THE STREETS AND PASEOS PROVIDING PEDESTRIAN CONNECTIONS FROM STREET TO STREET HELP TO PROVIDE A SAFE PEDESTRIAN NETWORK. THE USE OF COMMON PASEO WALKS MINIMIZES THE IMPERMEABLE HARDSCAPE AND PROVIDES MAXIMUM LANDSCAPE.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.





IRRIGATION TO BE CONNECTED TO EXISTING 1-1/2" WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.

IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 32 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. EXISTING PRESSURE OF 75 P.S.I. AT THE POINT OF CONNECTION TO BE VERIFIED PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 75 P.S.I. OR LESS THAN 45 P.S.I.

WATER METER AND BACKFLOW DEVICES TO BE SCREENED FROM VIEW WITH PLANTING.

**LANDSCAPE HYDROZONE LEGEND**

- ZONE B: FULL SUN EXPOSURE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
- ZONE C: PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
- ZONE D: PARTIAL TO FULL SHADE, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS
- ZONE E: FULL SUN, TURF WITH SPRAY IRRIGATION, HIGH WATER USE
- ZONE F: BIORETENTION PLANTING WITH DRIP EMITTERS, MEDIUM WATER USE
- ZONE H: STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

NOTE: MEDIUM WATER USE SHRUB PLANTING AREAS SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA. SEPARATE VALVES TO BE USED FOR MEDIUM WATER USE SHRUBS.

**WATER BUDGET CALCULATIONS:**

LOW WATER USE PLANTING AREA = 15,616 SF  
 MEDIUM WATER USE PLANTING AREA = 900 SF  
 HIGH WATER USE AREA -TURF = 1421 SF  
 TOTAL PLANTING AREA = 17,937 SF

**ESTIMATED TOTAL WATER USE:**

ETWU (LOW WATER USE) =  $(44.2) \times (10.62) \times \frac{(0.3 \times 15,616)}{0.70}$  = 183,376 GAL/YR

ETWU (MEDIUM WATER USE) =  $(44.2) \times (10.62) \times \frac{(0.6 \times 900)}{0.70}$  = 21,137 GAL/YR

ETWU (HIGH WATER USE) =  $(44.2) \times (10.62) \times \frac{(1.0 \times 1,421)}{0.70}$  = 55,622 GAL/YR

TOTAL ETWU = 241,135 GAL/YR

**MAXIMUM APPLIED WATER ALLOWANCE:**

MAWA (LOW WATER USE) =  $(44.2) \times (10.62) \times (0.7 \times 17,937)$  = 344,031 GAL/YR



GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

**RIPLEY DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
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 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
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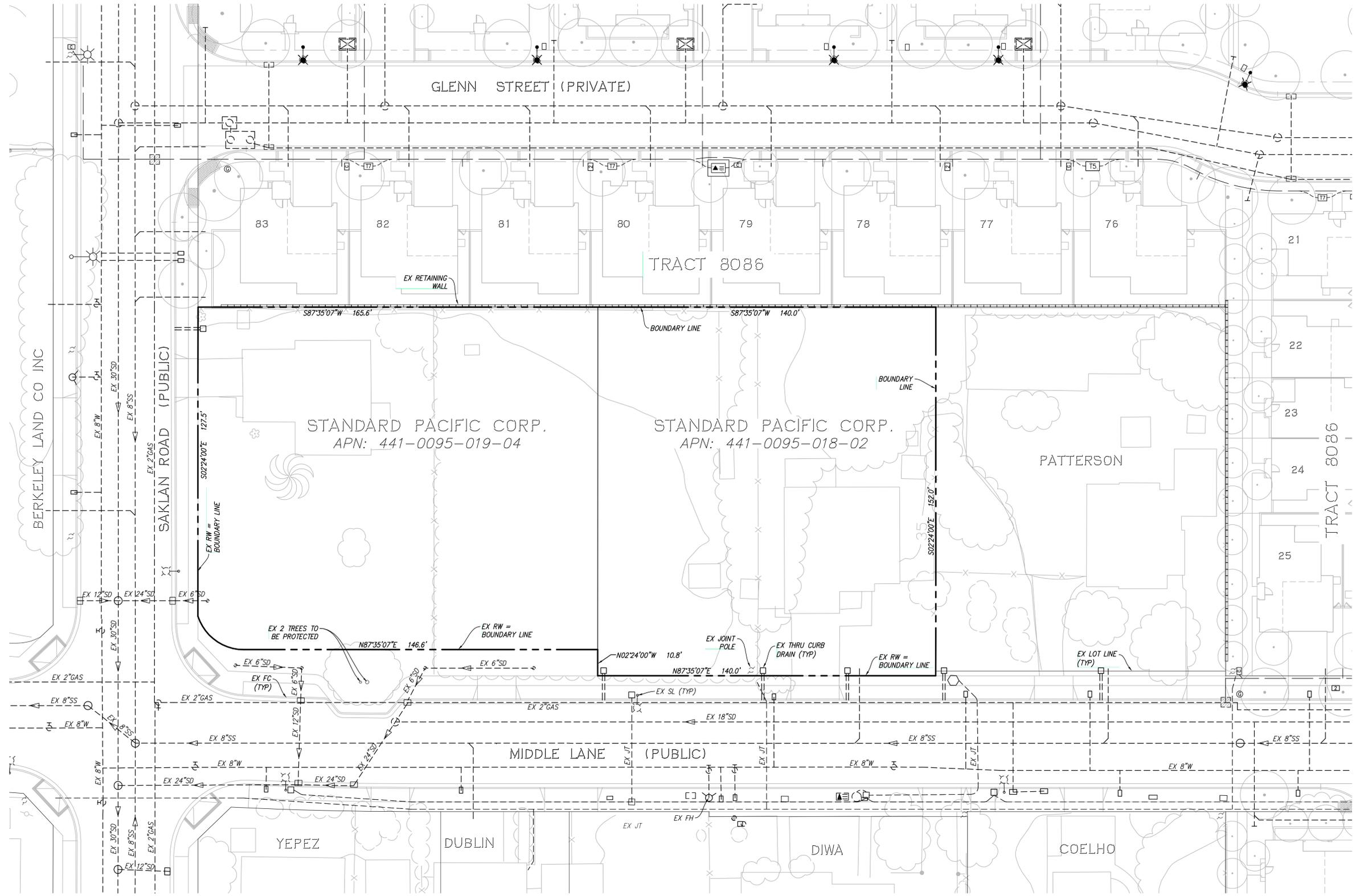
STANDARD PACIFIC HOMES

**Conceptual Irrigation Plan**

**Tract 8219**  
 Camden Place (Sylvester)  
 Hayward, California

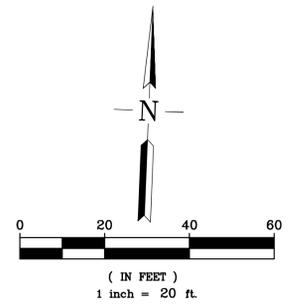
October 3, 2014 **L4**





**VESTING TENTATIVE TRACT MAP 8219**  
**CAMDEN PLACE (SYLVESTER)**  
**EXISTING SITE CONDITIONS**

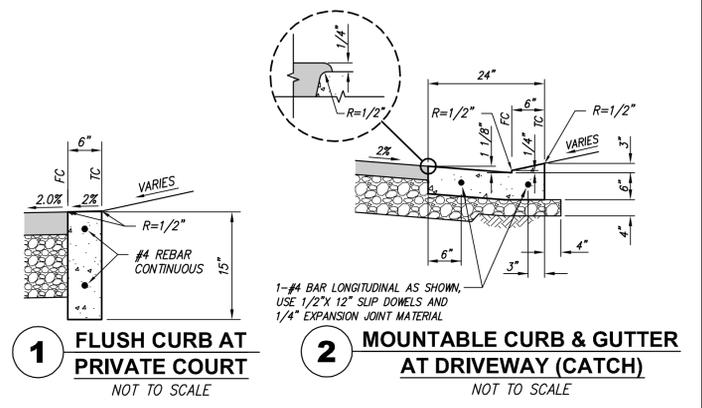
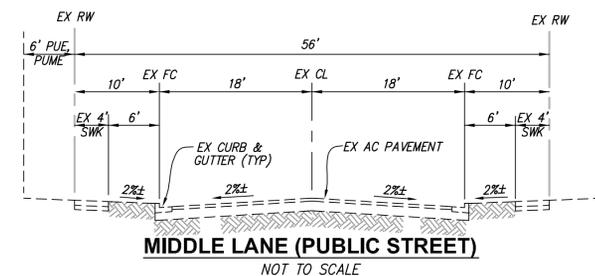
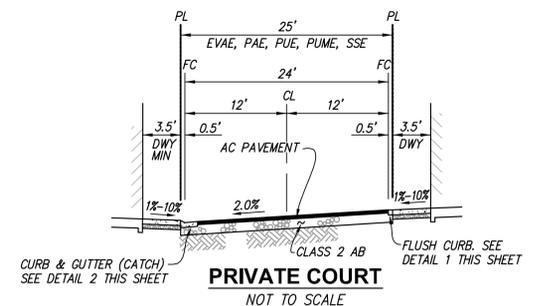
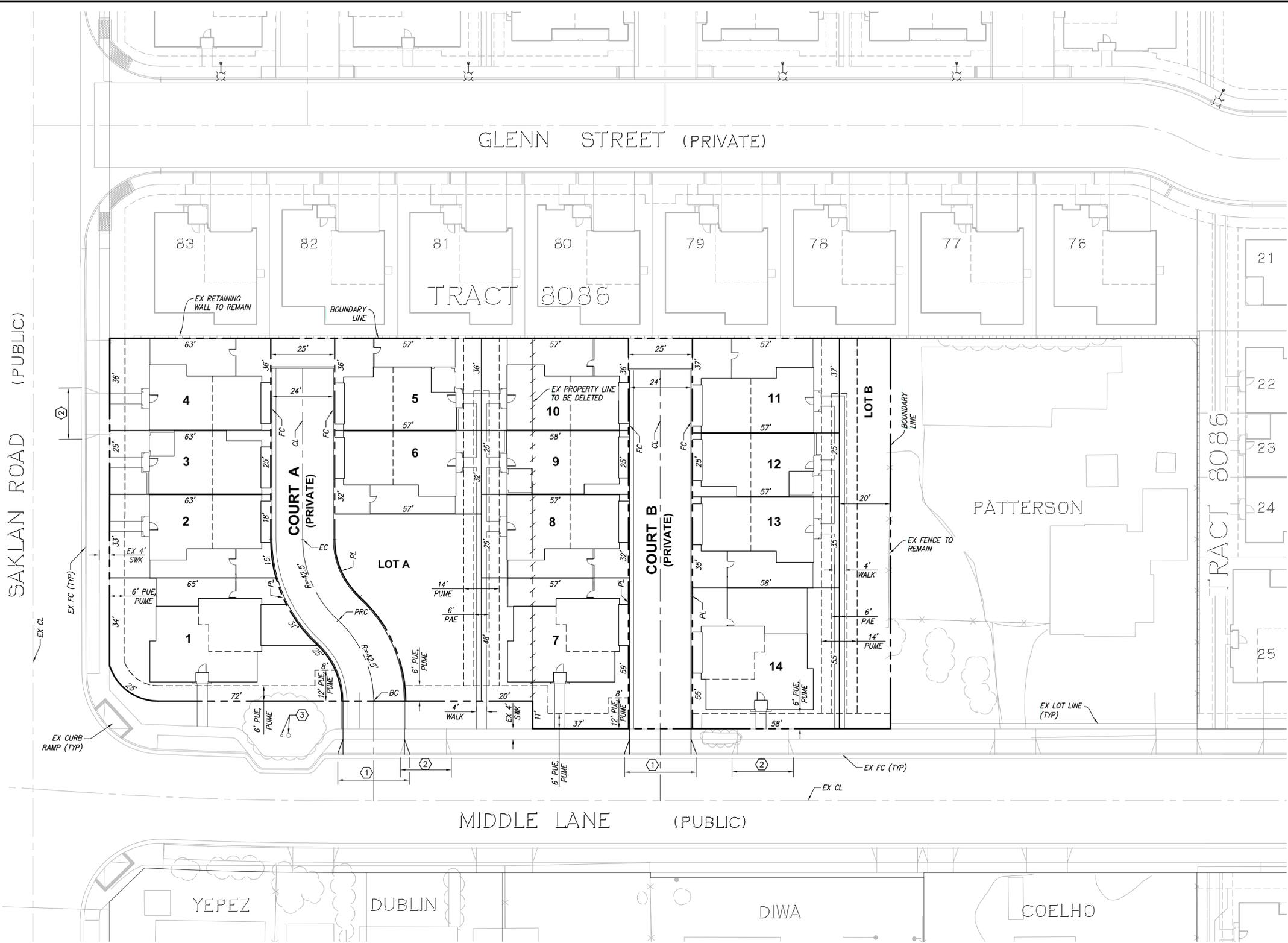
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 3, 2014      JOB NO. 111017ML      SHEET C2 OF 6

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PRELIMINARY PAVEMENT DESIGN CHART				
STREET TYPE	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
COURT A & COURT B	5	5	4"	8"

LOT SUMMARY TABLE	
LOT NUMBER	LOT SIZE (SF)
1	3,722
2	2,060
3	1,571
4	2,259
5	2,062
6	1,868
7	1,432
8	2,060
9	1,868
10	3,162
11	3,150
12	2,041
13	1,432
14	2,115

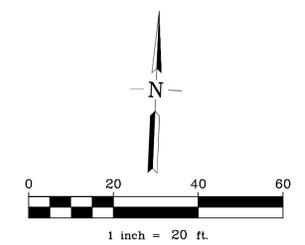
**NOTES**

- EX CURB & GUTTER, CURB RAMP AND PLANTER STRIP ALONG PROJECT FRONTAGE ON SAKLAN ROAD AND MIDDLE LANE ARE TO REMAIN, UNLESS OTHERWISE NOTED ON PLAN.
- WITHIN PROJECT BOUNDARY, REMOVE ALL OF EX BUILDINGS, TREES, FENCES, UNDERGROUND UTILITIES, ABOVE GROUND STRUCTURES, WATER WELLS (IF EXIST), AND SEPTIC TANKS (IF EXIST), UNLESS OTHERWISE NOTED ON PLAN.

**KEY SYMBOL**

- REMOVE EX CURB & GUTTER, SIDEWALK AND PLANTER STRIP. REPLACE WITH 24' DRIVEWAY PER CITY STD DETAIL SD-109.
- REMOVE EX DRIVEWAY. REPLACE WITH STANDARD CURB & GUTTER PER CITY STD DETAIL SD-108 AND PLANTER STRIP. SEE LANDSCAPE PLANS FOR PLANTER STRIP DETAILS.
- PROTECT IN PLACE EX TWO TREES

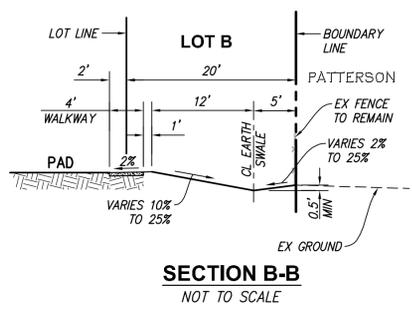
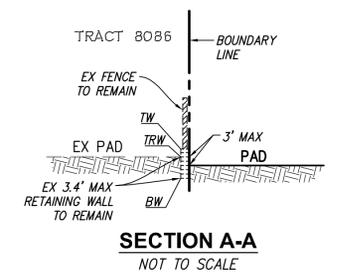
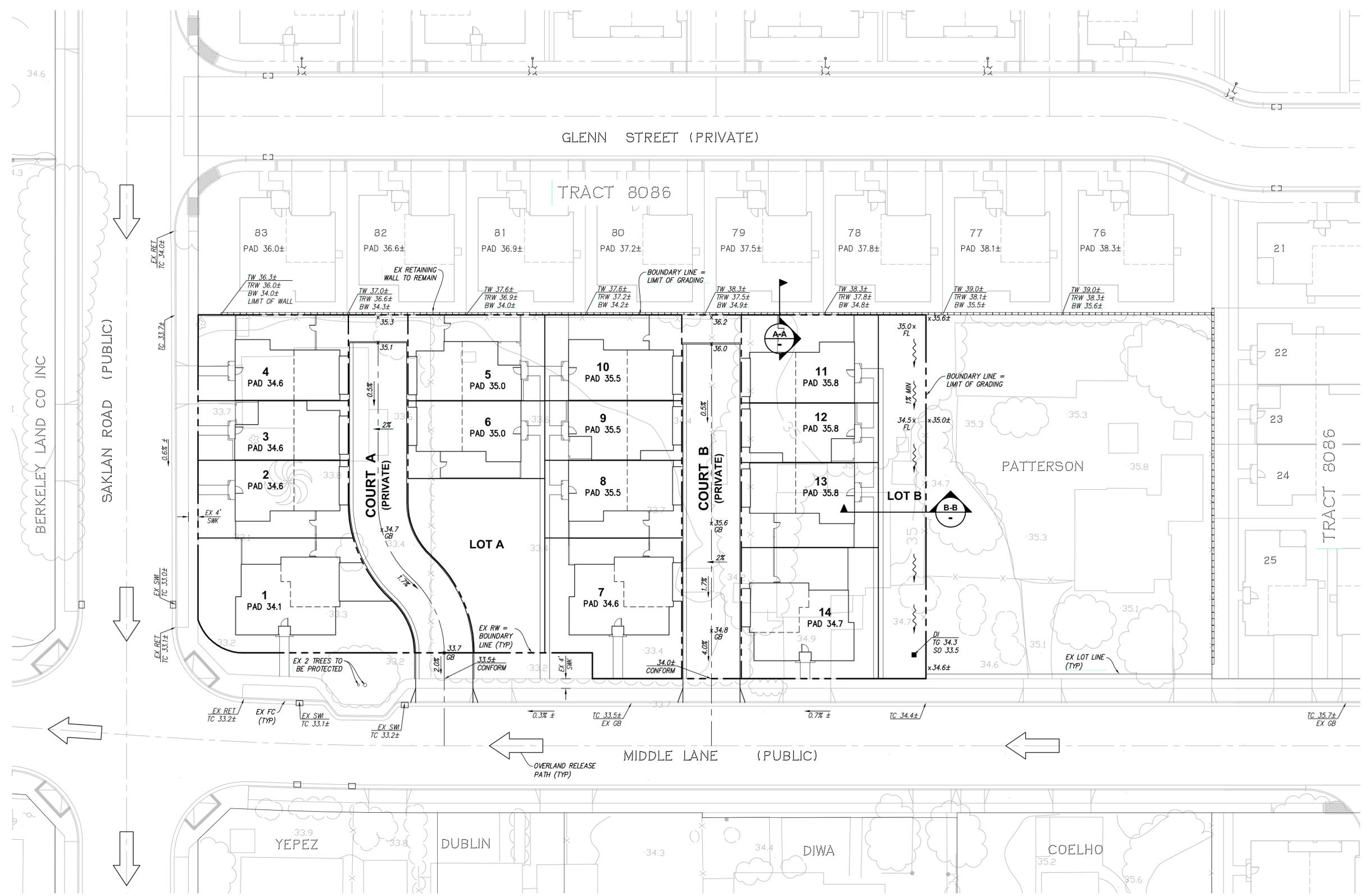
**VESTING TENTATIVE TRACT MAP 8219**  
**CAMDEN PLACE (SYLVESTER)**  
**PRELIMINARY SITE PLAN**  
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

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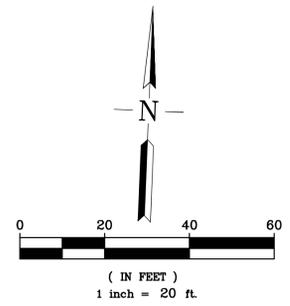
**PRELIMINARY ESTIMATED EARTHWORK QUANTITIES**

ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	80	1,000
STREETS	170	60
BIORETENTION SPOIL	100	-
*FOUNDATION SPOIL	420	-
TRENCH SPOIL	400	-
SHRINKAGE (10% ASSUMED)	-	110
<b>TOTAL</b>	<b>1,170</b>	<b>1,170</b>

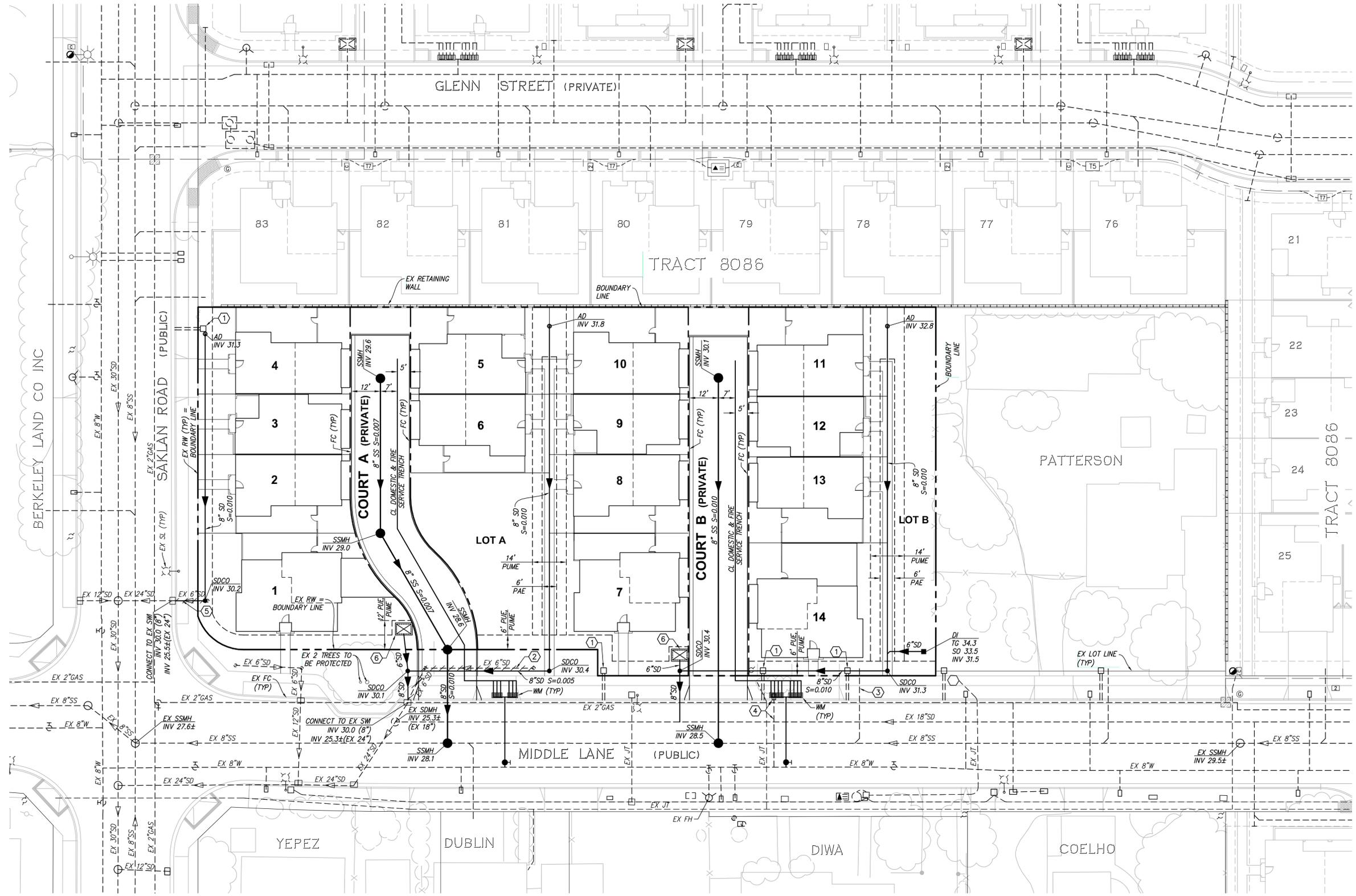
\* FOUNDATION SPOIL INCLUDE GARAGE UNDERCUT  
 NOTE:  
 ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "MASS GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

**VESTING TENTATIVE TRACT MAP 8219  
 CAMDEN PLACE (SYLVESTER)  
 PRELIMINARY GRADING PLAN**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

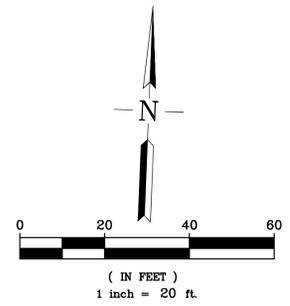


**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300



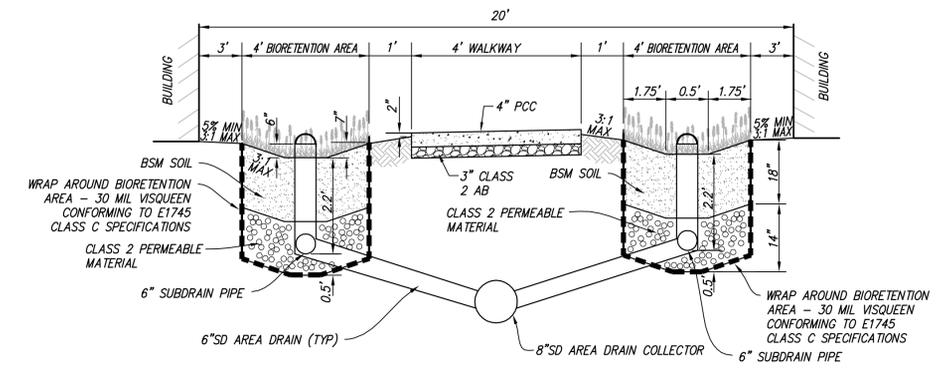
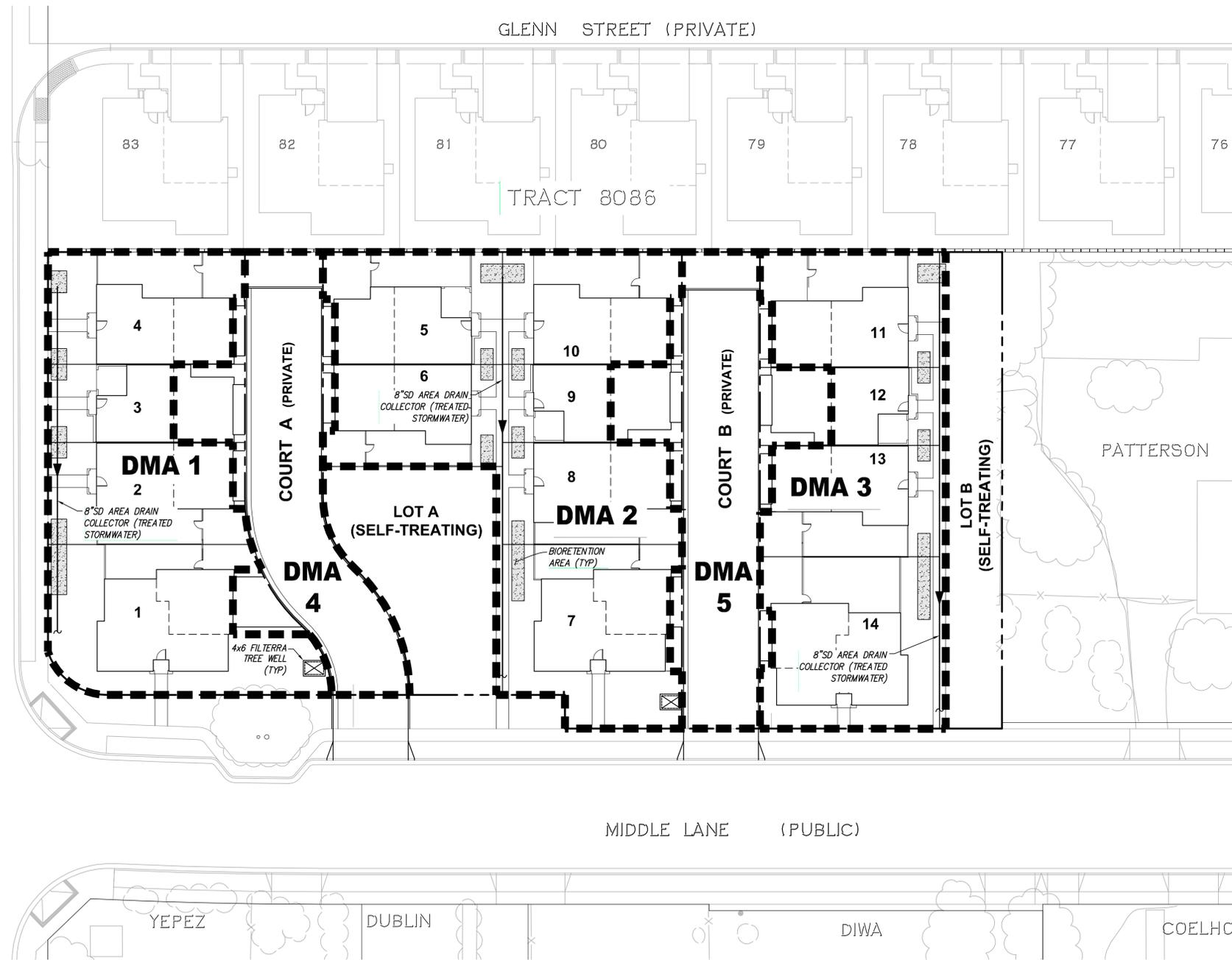
- KEY SYMBOL**
- ① REMOVE EX AREA DRAIN BOX. ABANDON IN PLACE EX THRU CURB DRAIN.
  - ② REMOVE EX AREA DRAIN AND EX 6"SD.
  - ③ ABANDON IN PLACE EX SS LATERAL.
  - ④ REMOVE EX WATER METER BOX. ABANDON IN PLACE EX WATER SERVICE.
  - ⑤ REMOVE EX AREA DRAIN AND EX 6"SD. REPLACE WITH 8" SD S=0.013.
  - ⑥ 4x6 FILTERRA TREE WELL.

**VESTING TENTATIVE TRACT MAP 8219**  
**CAMDEN PLACE (SYLVESTER)**  
**PRELIMINARY UTILITY PLAN**  
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

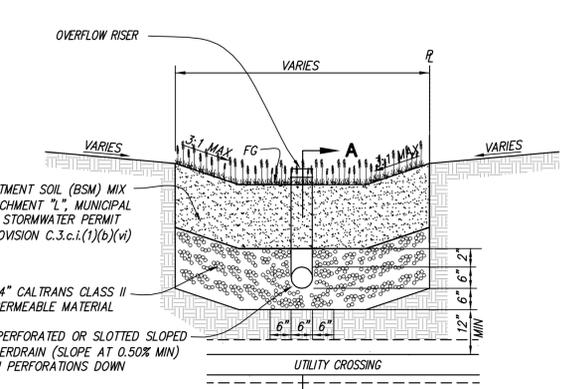


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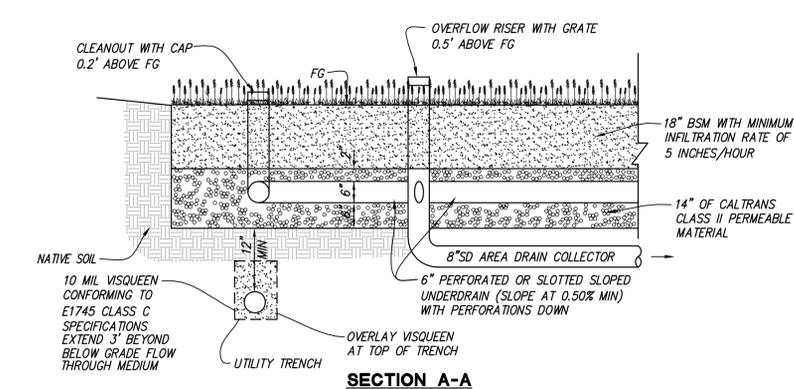
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**1** BIORETENTION AREA AT PASEOS  
NOT TO SCALE



**BIO-RETENTION AREA**  
NOT TO SCALE

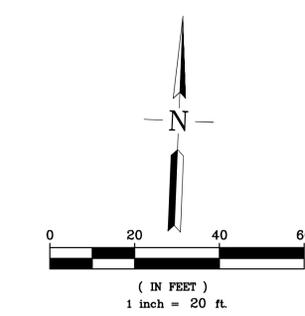


**2** BIO-RETENTION AREA DETAIL  
NOT TO SCALE

PRELIMINARY STORMWATER TREATMENT CALCULATIONS								
DMA AREA ID	IMPERVIOUS AREA			TOTAL IMPERVIOUS AREA (SF)	LANDSCAPING AREA (SF)	BMP EFFECTIVE TREATMENT		
	ROOF AREA (SF)	CONCRETE WALK / PORCH AREA (SF)	DRIVEWAY / PAVEMENT AREA (SF)			REQUIRED AREA (SF)	PROVIDED AREA (SF)	BMP USED
DMA 1	3,810	360	0	4,170	4,390	184	250	BIORETENTION AREA
DMA 2	5,740	980	0	6,720	4,870	288	350	BIORETENTION AREA
DMA 3	3,810	790	0	4,600	3,650	199	240	BIORETENTION AREA
DMA 4	420	0	4,010	4,430	510	179	296	4x6 FILTERRA TREE WELL
DMA 5	840	0	4,000	4,840	620	196	296	4x6 FILTERRA TREE WELL

- NOTES:**
- THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2013, AND THE FOLLOWING CRITERIA:
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 10% LANDSCAPING AREA.
    - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
    - A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.
  - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 
$$\text{SIZING FACTOR} = (0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$$

**VESTING TENTATIVE TRACT MAP 8219**  
**CAMDEN PLACE (SYLVESTER)**  
**PRELIMINARY STORMWATER TREATMENT PLAN**  
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



  
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To:  Linda Ajello  
Cc:  
Subject: Housing Development AC PL-2014-0507 & 0508

Hello,

We got the postcards regarding this 9-home development.

There are many other cleared parcels of land in the same vicinity.

We hope that the City of Hayward is not planning to build housing on every vacant plot. Every new home will have residents who need substantial quantities of water to survive.

California is in a drought, and climate scientists have warned that we will most probably be receiving less precipitation as the warming trends continue. Farmers in our state are suffering greatly today from this drought.

We hope that you and all our City Planners take this reality seriously before approving any more residential development within Hayward. More developments in this environmental context seem to us (and surely to our farmers and farmworkers) utterly irresponsible.



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, January 22, 2015, 7:00 p.m.  
777 B Street, Hayward, CA94541**

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**MEETING**

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair McDermott.

**ROLL CALL**

Present: COMMISSIONERS: Loché, Enders, Faria, Lavelle, Parso, One Vacancy  
CHAIRPERSON: McDermott  
Absent: COMMISSIONER: None

Commissioner Parso led in the Pledge of Allegiance.

Staff Members Present: Ajello, Bristow, Buizer, Kenney, Lawson, Madhukansh-Singh, Rizk

General Public Present: 1

**PUBLIC COMMENTS**

Mr. Tad Miller, business owner of Liberty Tax in Hayward, shared that he had previously submitted recommendations for the Draft Sign Ordinance and this had been received by staff. The concerns he expressed were regarding helping small businesses become established in the City. He stated that inflatable character balloons should be a permitted use as this was a cost effective way of advertising, especially for a seasonal business such as his. Mr. Miller said that his small business cannot compete with larger companies such as H&R Block that can afford to advertise through television.

In response to Chair McDermott's question whether Mr. Miller had participated with the Hayward Chamber of Commerce in reviewing the Draft Sign Ordinance, Mr. Miller responded that he submitted his suggested changes to the Hayward Chamber of Commerce and also to the United Merchant's Downtown Hayward committee, and he did not receive any comments back. Chair McDermott expressed her gratitude to Mr. Miller for his comments.

Planning Manager Buizer confirmed that staff did receive the comments submitted by Mr. Miller in November 2014 and noted that his comments would be taken into consideration for the Draft Sign Ordinance.

**WORK SESSION**

1. Amendments to Hayward's Sign Regulations

Associate Planner Kenney provided a synopsis of the staff report. She stated that the goal of the sign corridor overlay district was to improve the vehicle and pedestrian experience by requiring signage



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that would call attention to businesses but without overwhelming vehicles and also pedestrians walking the streets. She shared that staff received a suggestion to expand the use of A-frame signs into the Downtown Entertainment Area.

Commissioner Loché commented that the inclusion of photos and additional graphics in the Sign Ordinance would be very beneficial.

Commissioner Parso stated that the Draft Sign Ordinance was reasonably easy to read and he noted that the Appendix containing definitions was helpful. He asked staff if exceptions could be added for historic signs and staff confirmed that this would be taken into consideration. He posed the question to staff that if inflatable sizes were within a reasonable size and if it was not a traffic distraction, then why should these signs be prohibited. Staff responded that inflatable signs could be added as permissible temporary signs.

Commissioner Lavelle suggested that the language in Section 10-7.400 Prohibited Signs (1) be modified to include “telephone poles” as a prohibited use for posting signs on. She shared that individuals currently post yard sale signs and campaign posters on telephone poles, and noted that these signs were not being removed in a timely manner after the event had occurred. She was pleased to read that flashing signs were included as a prohibited use in the Draft Sign Ordinance. She requested that staff visit an establishment on Campus Drive which was in violation of the ordinance as it had a flashing sign posted. She recommended that Section 10-7.709 (b) pertaining to Sign Maintenance be modified to include signs posted on fences and that Section 10-7.710 (a) pertaining to Removal of Certain Signs explicitly state that the City of Hayward may remove signs without payment of compensation to the establishment. Commissioner Lavelle commented that she was not in favor of permitting A-frame signs in the Downtown Entertainment Area for the following reasons: the signs can blow over on windy days; it was a target for graffiti; and that B Street already had a lot of foot traffic and the A-frame signs may interfere with this. She opposed the A-frame signs for safety reasons, was satisfied with the current look and feel of the downtown area, and was amenable to the current allowance for the usage of A-frame signs, but did want this use to be expanded to include the Downtown Entertainment Area.

Chair McDermott spoke favorably of the improvements included in the Draft Sign Ordinance, pointing out the importance of having a visual aid. She asked to staff to elaborate on the process for the survey conducted in 2011 distributed to Hayward Chamber of Commerce members. Associate Planner Kenney responded that this survey was administered by a former City staff person, noting that most respondents of the survey found the Sign Ordinance in place to be difficult to navigate through and 25% of the respondents preferred to directly ask Planners rather than consult the document.

Chair McDermott stated that the inflatable signs that she had seen utilized in Hayward were by car dealerships along Mission Boulevard.



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Commissioner Faria was glad to see reference in the Draft Sign Ordinance indicating that regulations would be subject to change depending upon technology improvements to signs. She asked staff if the proposed ordinance would impact establishments that have blacked out windows but have a small neon sign posted, noting that there were some businesses exemplifying this in the downtown area, such as massage parlors. Associate Planner Kenney stated that the only extent to which the Draft Sign Ordinance addressed signage posted on windows was that only 25% of the window could be covered with signage. Commissioner Faria requested that establishments that have neon signs and have blacked out windows be addressed in the Sign Ordinance as these businesses detract customers from visiting other family-oriented businesses in the downtown area.

Chair McDermott requested clarification on this topic commenting that public safety officers should have the ability to look into businesses through windows from the outside, noting that blacked out windows would prevent visibility.

Planning Manager Buizer responded that establishments with blacked out windows may present a safety concern and indicated that there were other provisions in the Hayward Municipal Code (HMC) addressing this issue, adding that the Sign Ordinance may not be the appropriate document to do so. She stated that staff would look into where blacked out windows were covered in the HMC and would provide this information to Planning Commissioners.

Commissioner Loché asked staff if it was discussed at previous meetings with the business community whether small businesses were being put at a disadvantage by the proposed Sign Ordinance, in comparison to larger businesses that have a greater means of advertising. Associate Planner Kenney indicated that at the public work session held on January 7, 2015, these concerns were raised by sign contractors who shared that it might be expensive for new smaller businesses to pay for the costs of signs in addition to the signage permitting fees. She added that at the same meeting, it was mentioned that the website “Yelp” had benefited small businesses through advertising. Commissioner Loché pointed out the benefit in hearing from all interested parties on this topic and asked staff if input was obtained from the general public who live and/or shop in Hayward as to what types of signs the community would like to see or did not like to see.

Planning Manager Buizer indicated for Commissioner Loché that it was mentioned on the City’s homepage that the City was undergoing revisions to the Sign Ordinance and links were provided to obtain feedback from the public. She added that during the last couple of weeks, staff had primarily targeted businesses, sign contractors and the Hayward Chamber of Commerce for outreach efforts.

Commissioner Loché mentioned that some Hayward residents had expressed to him that they did not favor A-frame signs either, similar to Commissioner Lavelle’s sentiments. He underscored that he felt that Hayward residents were one group whose opinions were missing from the present discussion on the Draft Sign Ordinance.

Commissioner Enders suggested to staff that the proposed ordinance be reviewed by a staff person responsible for marketing efforts in the City as this was an opportunity to impact the branding and



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the image of Hayward. Regarding the General Plan's references to the different corridors and districts in the City, Commissioner Enders offered that there should be a well-coordinated design strategy that would encourage conformity of signs for each district or corridor. She elaborated that other cities featured this well by having all businesses within a complex maintain a theme with their signage, highlighting that this can have a visually striking effect. She stressed that there were problems with some businesses leaving illuminated signs indicating that they were open when the business was actually closed. Commissioner Enders acknowledged that Mr. Miller was working with the Keep Hayward Clean and Green Task Force in adopting-a-block, in which he would be responsible for helping to keep that section of the City clean, and in exchange, he would receive a sign demonstrating that his business was a part of the clean-up efforts. She encouraged Mr. Miller to engage with the community and commented that this would provide more exposure for the small business he operated.

Commissioner Parso shared with staff that public safety agencies were using a website called "nextdoor.com" to do outreach to local neighborhoods and he suggested this as a tool to disseminate information about the proposed ordinance. He emphasized that it was critical to get input from the public and also stressed the importance of supporting small businesses in the community.

In regards to Section 10-7.716 on Amortization, Commissioner Lavelle commented that the language in this section needed to be strengthened to indicate the consequences for nonconformance with the Sign Ordinance such as the inclusion of language outlining a monetary fee. She also suggested the following language that "the City of Hayward will work closely with the business community to seek compliance with long-term established businesses" as some businesses might oppose the proposed provisions of the Sign Ordinance if they have signs of historic value or if they were undergoing financial hardship.

In response to Chair McDermott's question about the reinstatement of a loan program benefiting local small businesses, Development Services Director Rizk stated that this was eliminated due to the dissolution of the Redevelopment Agency and unavailability of redevelopment funds; however, he noted that the City could explore operating a program similar to this that would help small businesses. Chair McDermott underscored her concern for small businesses that may be financially impacted when they learn about the changes to the Sign Ordinance.

City Attorney Lawson commented that the City Council recently adopted updated regulations for massage therapy establishments which conforms local regulations with AB 1147 adopted by the state legislature. He stated that this returns local control of such establishments and grants the Hayward Police Department the ability to conduct unannounced inspections, to enter the business, and to ensure that there are no internally locked doors within the establishment. Mr. Lawson indicated that the land use regulations for massage establishments have not changed. He noted that the Development Services Department will retain the authority to review and assure that new massage therapy establishments conform to land use regulations. He stated that the elimination of the Redevelopment Agency had significantly impeded the City in its ability to assist small businesses, he shared that most of the Community Development Block Grant funds were often



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prioritized for lower-income and senior homeowners for one-time minor repair programs to meet Code requirements. Mr. Lawson confirmed for Chair McDermott that the Small Business Revolving Loan Fund was a separate program from the program for minor home repairs; however, the former program was eliminated.

Chair McDermott supported staff looking into a program that could identify resources available to offer assistance to small businesses.

In regards to the enforcement of amortization, Planning Manager Buizer mentioned that upon adopting new sign regulations, the City is required to conduct a survey of all signs in the City in order to identify signs that are not in conformance. Businesses deemed to have nonconforming signage will be notified by staff of the timeframe they have to bring the signage into compliance. She added that staff will explore additional language about an abatement process for noncompliance with the timeframe.

Chair McDermott granted Mr. Miller an opportunity to further comment.

Mr. Miller stated that his business which is a tax enterprise consists of three separate seasons throughout the year; however, the proposed regulations only allow seasonal businesses two temporary periods for signage which may not be adequate to market his business. He added that he also works with two community based organizations, Relay for Life and the Fourth of July Festival held at Chavez Middle School. Due to constraints on temporary signage, he is unable to assist in promoting these activities to the community. He proposed that the regulations be modified so that the temporary signage periods allowed coincide with the offerings of the business. Mr. Miller noted for Chair McDermott that he currently uses American flags to promote his business as this is not prohibited under the sign regulations. He added that in the past he utilized wind feathers, A-frames, an inflatable statue of liberty that was great for advertising on the rooftop; however, these were not permitted. Mr. Miller shared that the signage that is currently permitted for his business is not visible to motorists travelling southbound on Mission Boulevard due to its present positioning on the building, which is obstructed by a neighboring business.

Chair McDermott requested that staff take Mr. Miller's comments into consideration. She expressed that the Draft Sign Ordinance was a good step in bringing consistency for signage in the City and also for expanding the ordinance and making it easier to understand. She shared that the public still had an opportunity to provide their input, mentioning that there will be a City Council Work Session on this topic at a future date.

## **COMMISSION REPORTS**

### **2. Oral Report on Planning and Zoning Matters**

Planning Manager Buizer announced that the City was seeking applicants to fill the vacancy on the Planning Commission, noting that applications were due in the City Clerk's Office by noon on February,



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6, 2015. She added that the City Council was tentatively scheduled to interview applicants on Tuesday, February 10, 2015. She pointed out that the term expiration for this vacancy was 2018.

Director Rizk stated that the appointed Planning Commissioner will be sworn in sometime in February.

Chair McDermott was pleased that individuals who previously applied for the Planning Commission, including those appointed to other Boards, Commissions, and Committees, were being given an opportunity to reapply.

Planning Manager Buizer shared that items scheduled for a future meeting included an in-fill development in the Mt. Eden area as well as text amendments related to unattended collection donation boxes.

3. Commissioners' Announcements, Referrals

None.

**APPROVAL OF MINUTES**

4. Approval of Minutes of the Planning Commission Meeting on December 18, 2014  
The Planning Commission meeting minutes of December 18, 2014 were unanimously approved with one vacancy and a correction to page 9 to change the reference "son" to "daughter."

**ADJOURNMENT**

Chair McDermott adjourned the meeting at 7:56 p.m.

**APPROVED:**

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Heather Enders, Secretary  
Planning Commission

**ATTEST:**

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Avinta Madhukansh-Singh, Senior Secretary  
Office of the City Clerk